

Alpine

Overview

The commercial core of Alpine is located along both sides of Alpine Boulevard between Tavern and South Grade Roads, but a new shopping center (under construction) and a grocery store (scheduled for construction) have extended this commercial strip at both the western and eastern edges. Staff and the Planning Group recommend limiting the commercial strip to its current west and east boundaries (adding one parcel to the eastern end). To encourage redevelopment, a mixed-use designation is recommended for the commercial core where Alpine Boulevard and Arnold Way intersect. Commercial uses in the town center primary support the local community and adjacent communities to the east.

Industrial uses in Alpine are currently concentrated at the north end of Tavern Road, north of Interstate 8. Staff and the Planning Group recommend expanding this area to the northwest to allow for outdoor storage uses in areas that are currently undeveloped. Additional industrial designations are proposed north and south of Interstate 8, on land where there are limited use alternatives.

The Dunbar Lane neighborhood is located along the Lakeside boundary and is served by an Interstate 8 on-ramp. Residential growth, along with a middle school, is projected for this neighborhood, located approximately three miles west of the Alpine town center. Neighborhood Commercial and Limited Impact Industrial designations are recommended on properties adjacent to the Interstate near the on-ramp.

Key Issues

- Many areas of the community are characterized by steep terrain that present difficulties when pursuing commercial and industrial development
- The town center portion of Alpine is generally built out in a strip development pattern comprised of many small parcels
- Community residents outside the village are generally opposed to any commercial uses in their area
- The proximity to Interstate 8 enables Alpine to serve regional, as well as, local land uses

Planning Group Direction

- The rights of existing commercial property owners should be respected
- Allow mixed-use development that will facilitate redevelopment in the older commercial areas
- Industrial uses should be concentrated into distinct districts that are sufficiently buffered from surrounding development

**Additional Staff Analysis/
Recommendations**

The planning process included an extensive community outreach, such as: advertising for public meetings in four local newspapers, conducting an all day workshop with nearly 80 community members attending, and staff led presentations/discussions at community planning group and subcommittee meetings. General consensus was obtained in many areas, but the community remains divided in some. Staff recommendations represent a compromise of the varied community interests.

In the ERA Needs Analysis shown below, the projected demand for Industrial land is significantly less than that being proposed by GP2020. The ERA analysis does not take into account:

- A less efficient use of land that may require terracing in areas of sloped land
- Land intensive industrial uses that require outdoor storage of equipment
- A need to meet requirements for outdoor storage that cannot be met in adjacent communities

**Planning Commission
Recommendations**

The Planning Commission concurs with staff's recommendations on all requests except, items number 13 and 15. The Commission was unable to reach consensus on those requests.

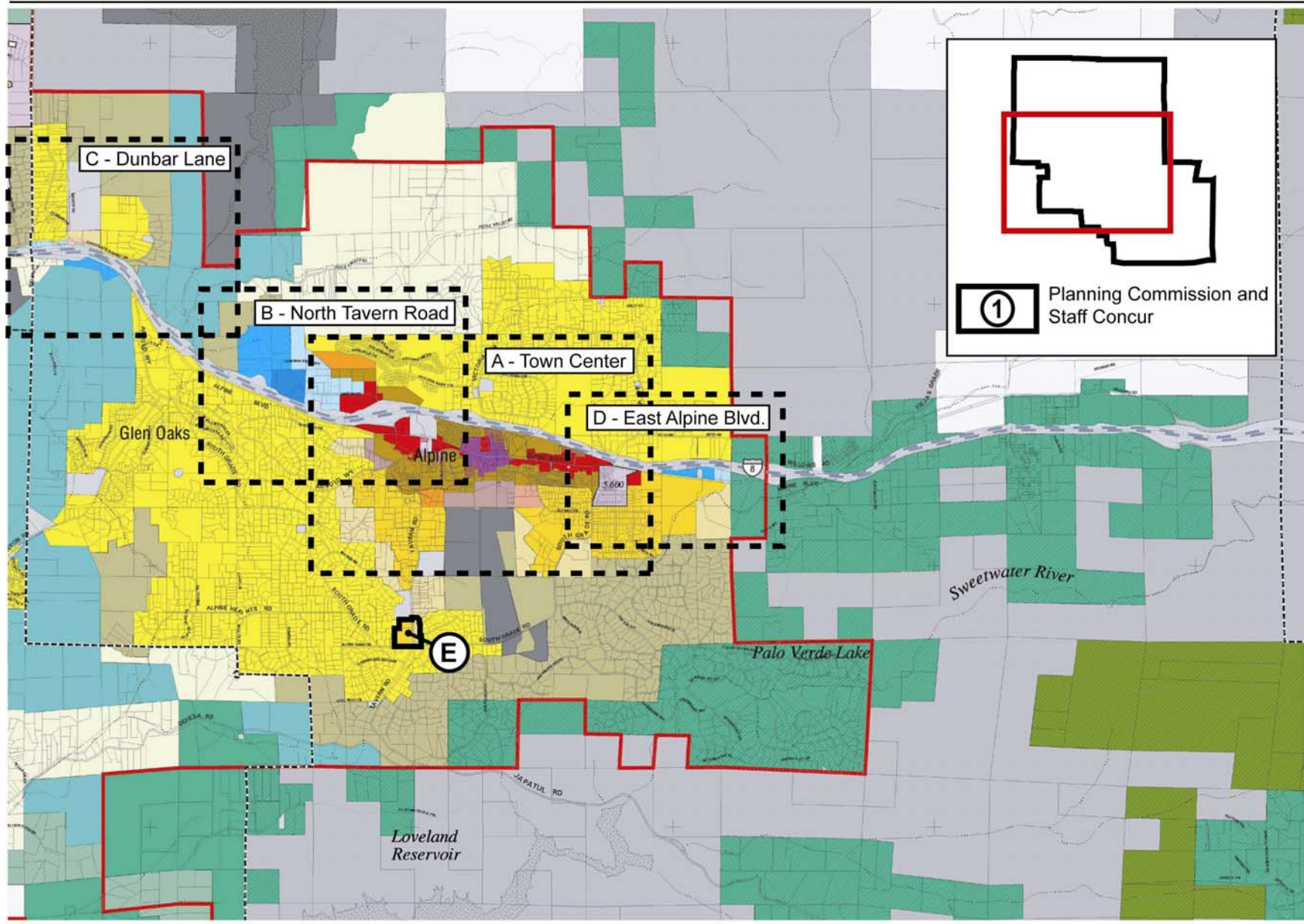
ERA Needs Analysis
(all numbers in gross acres)

	<i>Projected Demand</i>	<i>Existing General Plan</i>	<i>Surplus/ (Deficit)</i>	<i>Proposed General Plan</i>	<i>Surplus/ (Deficit)</i>
Commercial	88	113	25	178	90
Industrial	26	133	107	255	229
Office	16	10	(6)	5	(11)

Note: All numbers are rounded to the nearest whole number.

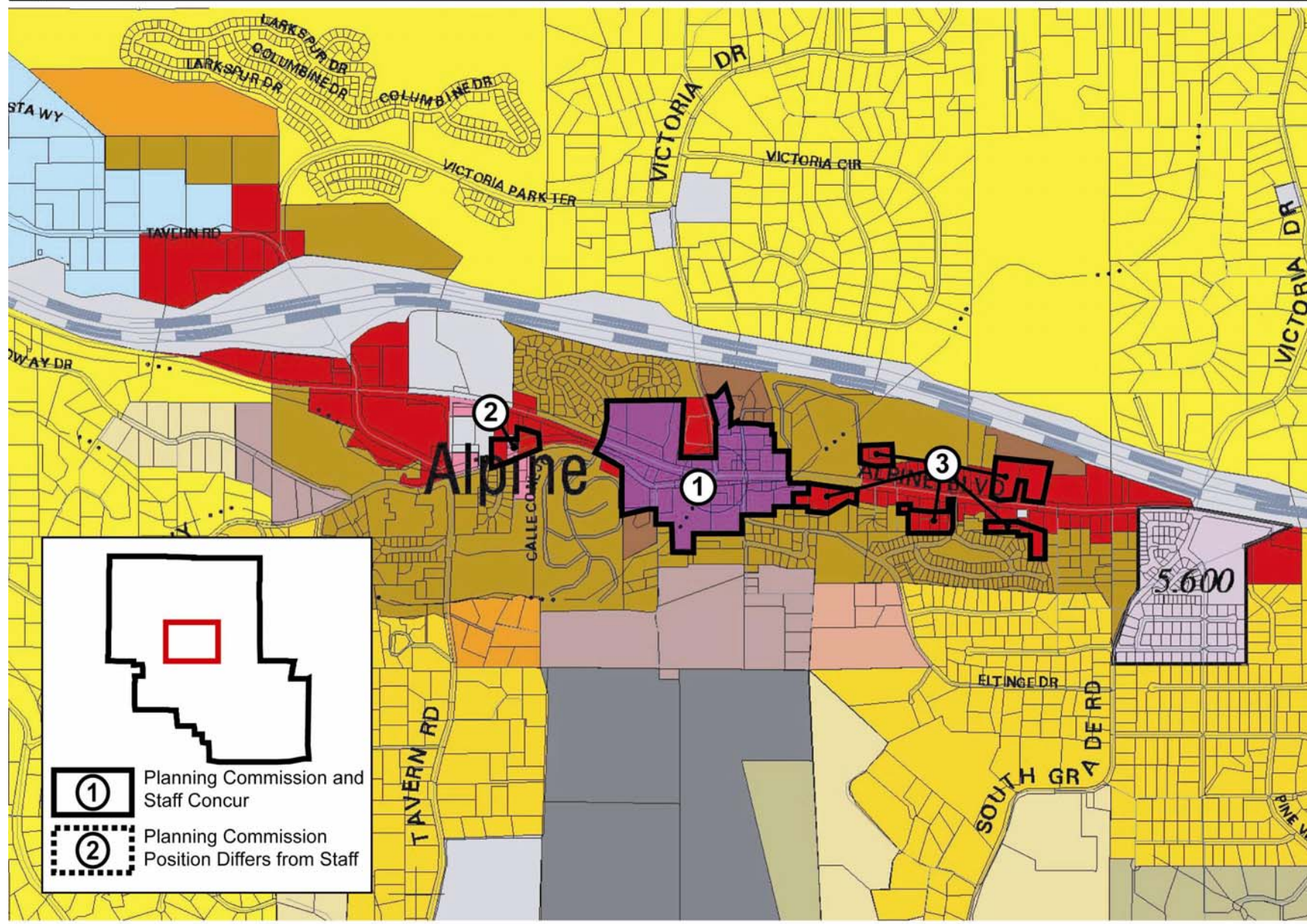
Source: Economics Research Associates, County of San Diego

Alpine (Portion of)



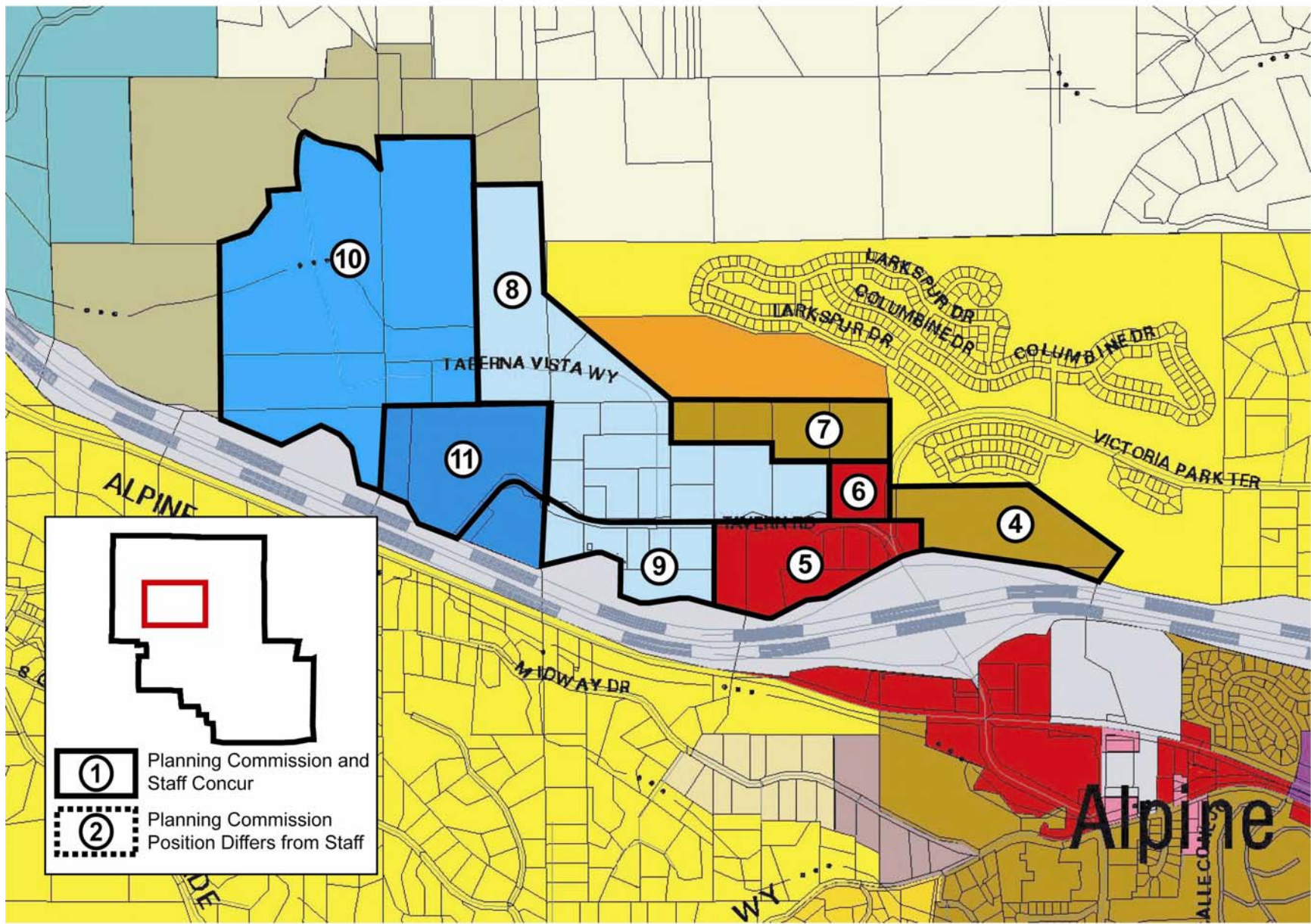
#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff / Planning Commission	CPG/CSG	Owner(s)		
E	<p><u>Staff</u> (VR-2.9) Village Residential</p> <p><u>Planning Commission</u> Concur with staff</p>	(VR-2.9) Village Residential	(C-1) General Commercial (Schreiber)	<p><i>Total Area:</i> 18 acres</p> <p><i>Current Use:</i> Plumbing contractor business and residence on west side of Tavern Road and church on right side</p> <p><i>Existing GP:</i> (1) Residential</p>	<ul style="list-style-type: none"> • Adjacent to school, generally located in close proximity (just over one mile) to town center • Prevents expansion of commercial uses in area, which are not supported by local residents • Commercial zoning on Schneider parcel recognizes existing use • Staff supports Planning Group recommendation

Alpine (Town Center)



#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff / Planning Commission	CPG/CSG	Owner(s)		
1	<p><u>Staff</u> (C-5) Mixed Use</p> <p><u>Planning Commission</u> Concur with staff</p>	(C-5) Mixed Use	No recommendation submitted	<p><i>Total Area:</i> 41 acres</p> <p><i>Current Use:</i> Commercial and Residential properties</p> <p><i>Existing GP:</i> (13) General Commercial (14) Service Commercial (6 - 10) Residential</p>	<ul style="list-style-type: none"> • Direct access to Alpine Blvd., Arnold Way, and Victoria Dr. • Supported by infrastructure • Compatible with Alpine's community character • Staff supports Planning Group recommendation • Recognizes existing variety of uses and provides opportunity for additional mix of residential and commercial uses (to be determined with further planning efforts in coordination with the Planning Group)
2	<p><u>Staff</u> (C-1) General Commercial</p> <p><u>Planning Commission</u> Concur with staff</p>	(C-1) General Commercial	No recommendation submitted	<p><i>Total Area:</i> Approximately 3 acres</p> <p><i>Current Use:</i> Residential and office uses</p> <p><i>Existing GP:</i> (11) Office Professional (8) Residential</p>	<ul style="list-style-type: none"> • Good access to both Alpine Blvd. and Arnold Way • Supported by infrastructure • Compatible with Alpine's community character • Staff supports Planning Group recommendation

#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff / Planning Commission	CPG/CSG	Owner(s)		
3	<p><u>Staff</u> (C-1) General Commercial</p> <p><u>Planning Commission</u> Concur with staff</p>	(C-1) General Commercial	(C-1) General Commercial (Woolley)	<p><i>Total Area:</i> Approx. 15 acres</p> <p><i>Current Use:</i> Residential uses of varying density</p> <p><i>Existing GP:</i> (6) Residential (8) Residential</p>	<ul style="list-style-type: none"> • Direct access to Alpine Blvd. • Supported by infrastructure • Compatible with Alpine's community character • Deepens commercial lands along Alpine Boulevard to allow better design opportunities and to avoid strip development • Staff supports Planning Group recommendation

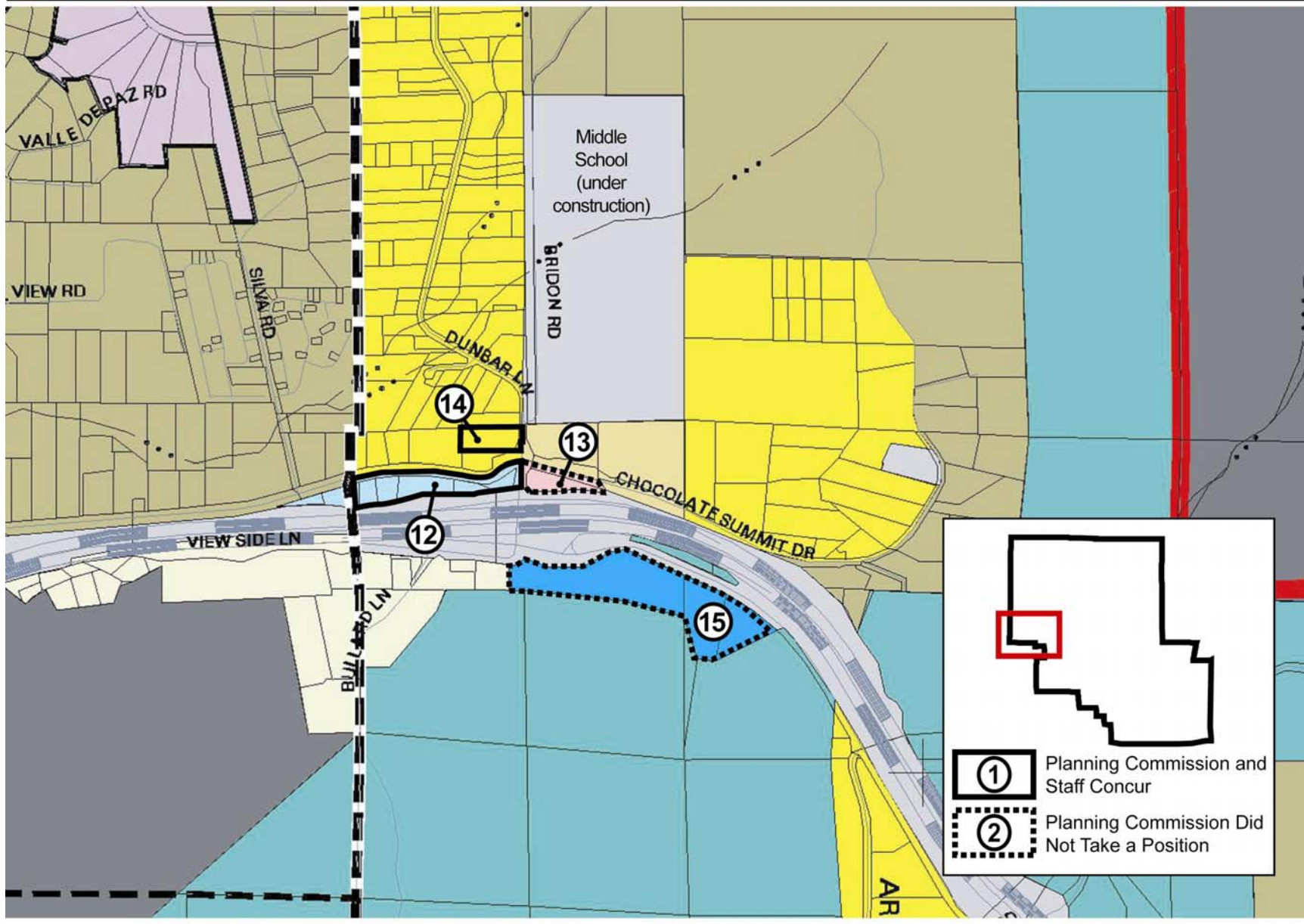
Alpine (North Tavern Road)

#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff / Planning Commission	CPG/CSG	Owner(s)		
4	<p><u>Staff</u> (VR-14.5) Village Residential</p> <p><u>Planning Commission</u> Concur with staff</p>	(VR-14.5) Village Residential [Would support an even higher density if density reduction on Board Alternative Map is reinstated — 10.9 du/acre on Brenholdt property]	(VR-24) Village Residential (McLeod)	<p><i>Total Area:</i> 18.27 acres</p> <p><i>Current Use:</i> Undeveloped</p> <p><i>Existing GP:</i> (14) Service Commercial (24) Impact Sensitive</p>	<ul style="list-style-type: none"> • Compatible with surrounding land use • Site environmental impacts restrict buildable area to approximately 12 acres • In vicinity of proposed employment area • Staff supports Planning Group recommendation
5	<p><u>Staff</u> (C-1) General Commercial</p> <p><u>Planning Commission</u> Concur with staff</p>	(C-1) General Commercial	No recommendation submitted	<p><i>Total Area:</i> 18.2 acres</p> <p><i>Current Use:</i> Primarily undeveloped with some commercial businesses along Tavern Road</p> <p><i>Existing GP:</i> (15) Limited Impact Industrial (13) General Commercial</p>	<ul style="list-style-type: none"> • Commercial area provides a buffer between residential and industrial areas • Located at Interstate-8 onramp at western end of town center • Staff supports Planning Group recommendation

#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff / Planning Commission	CPG/CSG	Owner(s)		
6	<u>Staff</u> (C-1) General Commercial <u>Planning Commission</u> Concur with staff	(C-1) General Commercial	(C-1) General Commercial (Dyke)	<i>Total Area:</i> 4.7 acres <i>Current Use:</i> Building materials staging business <i>Existing GP:</i> (15) Limited Impact Industrial	<ul style="list-style-type: none"> • Good access to Interstate 8 on-ramp • Site topography is relatively flat • Commercial fronting on Tavern Road would buffer industrial uses to the west from residential areas • Supported by Planning Group
7	<u>Staff</u> (VR-14.5) Village Residential <u>Planning Commission</u> Concur with staff	(VR-14.5) Village Residential	(VR-14.5) Village Residential (Dyke)	<i>Total Area:</i> 15.9 acres <i>Current Use:</i> Primarily undeveloped <i>Existing GP:</i> (15) Limited Impact Industrial	<ul style="list-style-type: none"> • Provides a buffer between single family residential and industrial uses • Site topography is relatively flat • Adjacent to proposed employment area • Supported by Planning Group

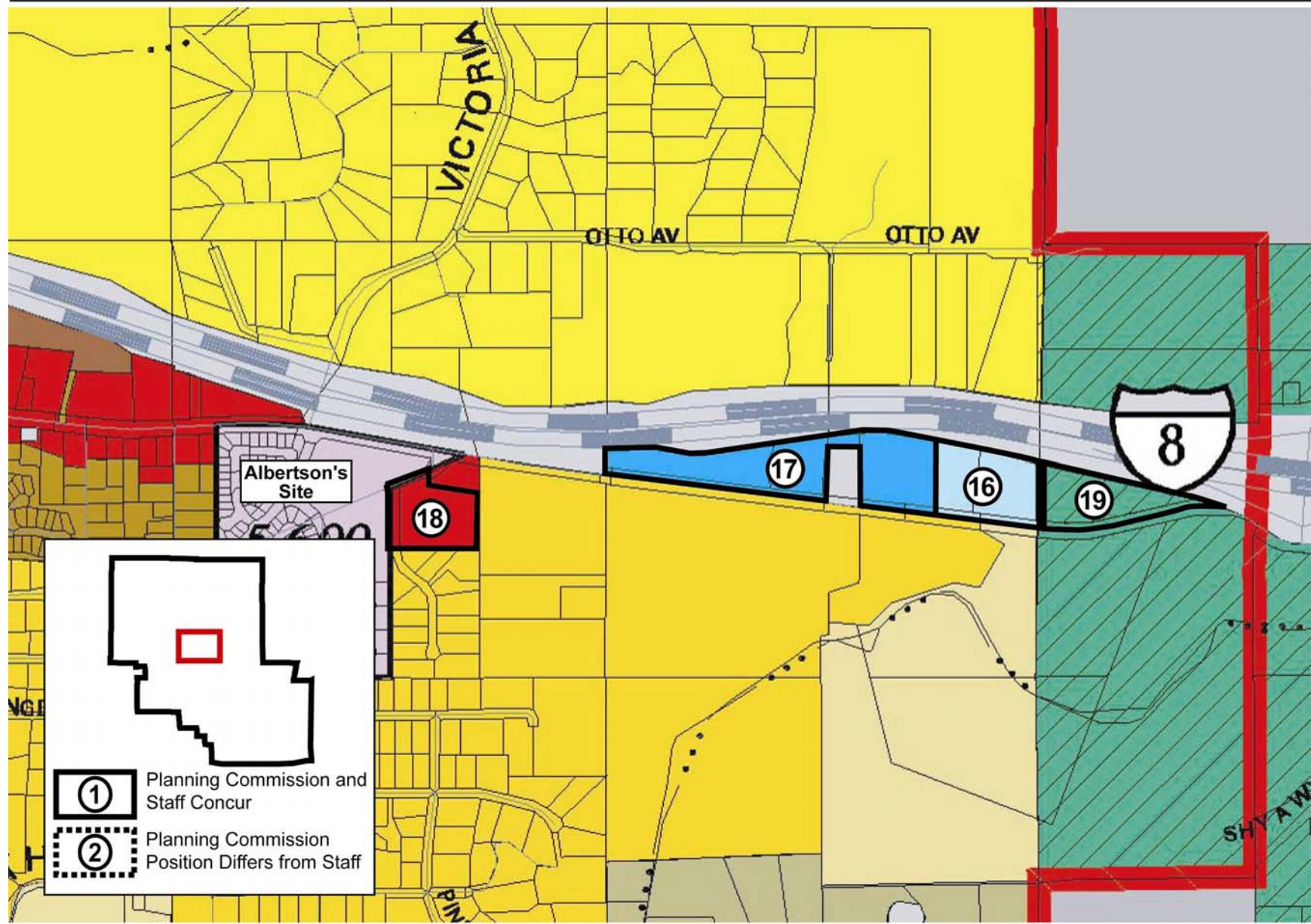
#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff / Planning Commission	CPG/CSG	Owner(s)		
8	<p><u>Staff</u> (I-1) Limited Impact Industrial</p> <p><u>Planning Commission</u> Concur with staff</p>	(I-1) Limited Impact Industrial	(I-2) Medium Impact Industrial to allow for outdoor storage (Jewell)	<p><i>Total Area:</i> 66 acres</p> <p><i>Current Use:</i> Western portion is undeveloped, an explosive storage site and scattered industrial development located on the remaining</p> <p><i>Existing GP:</i> (15) Limited Impact Industrial (1) Residential</p>	<ul style="list-style-type: none"> • Portion of area is designated Industrial under existing general plan • Expands industrial uses into currently undeveloped Residentially designated area • Convenient access to Interstate 8 for truck traffic • Provides a buffer between residential area and higher impact industrial areas • Supported by Planning Group
9	<p><u>Staff</u> (I-1) Limited Impact Industrial</p> <p><u>Planning Commission</u> Concur with staff</p>	(I-1) Limited Impact Industrial	No recommendation submitted	<p><i>Total Area:</i> 14.5 acres</p> <p><i>Current Use:</i> Warehouse, but primarily undeveloped</p> <p><i>Existing GP:</i> (14) Service Commercial</p>	<ul style="list-style-type: none"> • Large site able to accommodate industrial uses • Site is adjacent to and visible from Interstate 8. Appearance of enclosed uses preferred over open storage • Supported by Planning Group

#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff / Planning Commission	CPG/CSG	Owner(s)		
10	<u>Staff</u> (I-2) Medium Impact Industrial <u>Planning Commission</u> Concur with staff	(I-2) Medium Impact Industrial	(I-2) Medium Impact Industrial (Grandi)	<i>Total Area:</i> 100.5 acres <i>Current Use:</i> Undeveloped <i>Existing GP:</i> (17) Estate Residential (18) Multiple Rural Use	<ul style="list-style-type: none"> • Adjacent to existing industrial area • Convenient access to Interstate 8 for truck traffic • Buffered from village residential densities by Limited Impact Industrial designations • Limited visibility due to topography • Supported by Planning Group
11	<u>Staff</u> (I-3) High Impact Industrial <u>Planning Commission</u> Concur with staff	(I-3) High Impact Industrial	(I-3) High Impact Industrial (Dyke)	<i>Total Area:</i> 31.67 acres <i>Current Use:</i> Undeveloped <i>Existing GP:</i> (16) General Impact Industrial (17) Estate Residential	<ul style="list-style-type: none"> • Would enable relocation of explosives storage from existing site near residential area • Sufficient area is required to enclose safety buffer resulting from storage of explosives • Buffered from residential uses by adjacent Industrial lands • Supported by Planning Group

Alpine (Dunbar Lane)

#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff / Planning Commission	CPG/CSG	Owner(s)		
12	<p><u>Staff</u> (I-1) Limited Impact Industrial</p> <p><u>Planning Commission</u> Concur with staff</p>	(I-1) Limited Impact Industrial	<p>(I-2) Medium Impact Industrial allowing outdoor storage (Rowland)</p> <p>(C-1) General Commercial (Blanchard)</p>	<p><i>Total Area:</i> 5 acres</p> <p><i>Current Use:</i> Mix of residential and repair/storage service</p> <p><i>Existing GP:</i> (17) Estate Residential</p>	<ul style="list-style-type: none"> • Good access due to proximity to Interstate 8 on-ramp • Site does not have significant physical constraints • The location, narrow configuration of the parcels, and traffic noise from adjacent Interstate 8 make industrial uses appropriate for the site • Open storage uses are not appropriate since there are residential uses across the road and the parcel widths are insufficient to enable a buffer to be provided • Supported by Planning Group
13	<p><u>Staff</u> (C-3) Neighborhood Commercial</p> <p><u>Planning Commission</u> No consensus</p>	(I-1) Limited Impact Industrial	Any Commercial (Morton; Blodgett)	<p><i>Total Area:</i> Less than 2 acres</p> <p><i>Current Use:</i> Residential</p> <p><i>Existing GP:</i> (17) Estate Residential</p>	<ul style="list-style-type: none"> • Located at entrance to the community at Interstate on-ramp • The location, narrow configuration of the parcels, and traffic noise from adjacent Interstate 8 make neighborhood commercial uses more appropriate than residential • Neighborhood Commercial designation allows for the scale and character of facilities to be regulated so that they are compatible in residential neighborhood • Site does not have any significant physical constraints

#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff / Planning Commission	CPG/CSG	Owner(s)		
14	<u>Staff</u> (1) Residential <u>Planning Commission</u> Concur with staff	(1) Residential	Commercial use to permit the sale of fire wood (Bonamo)	<i>Total Area:</i> 8.8 acres <i>Current Use:</i> Residential <i>Existing GP:</i> (17) Estate Residential	<ul style="list-style-type: none"> • Topography and natural constraints are not suitable for Commercial designation • Approval of a Use Permit would enable property owner requesting Commercial designation to sell firewood, while requiring staff and community review to ensure use is compatible with surrounding residences • Supported by Planning Group
15	<u>Staff</u> (I-2) Medium Impact Industrial (RL-20) Rural Lands <u>Planning Commission</u> No consensus	(I-2) Medium Impact Industrial (RL-20) Rural Lands	(I-2) Medium Impact Industrial (RL-20) Rural Lands (Turvey; Kamps)	<i>Total Area:</i> 74 acres <i>Current Use:</i> Undeveloped, with the exception of Kamps propane business and vehicle/equipment storage <i>Existing GP:</i> (18) Multiple Rural Use	<ul style="list-style-type: none"> • Good access to Interstate 8 on-ramp at Dunbar Lane • Vehicle speeds are not suitable for land uses that generate more traffic turning on and off Alpine Blvd • Areas with steep slope would be retained as rural lands • Topography buffers area from surrounding residential uses • Supported by Planning Group

Alpine (East Alpine Boulevard)

#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff / Planning Commission	CPG/CSG	Owner(s)		
16	<p><u>Staff</u> (I-1) Limited Impact Industrial</p> <p><u>Planning Commission</u> Concur with staff</p>	(I-1) Limited Impact Industrial	No recommendation submitted	<p><i>Total Area:</i> 5.6 acres</p> <p><i>Current Use:</i> Church</p> <p><i>Existing GP:</i> (1) Residential</p>	<ul style="list-style-type: none"> • Located along major road in proximity to Interstate 8 on-ramp • Adjacent to other industrial uses • Supported by Planning Group
17	<p><u>Staff</u> (I-2) Medium Impact Industrial</p> <p><u>Planning Commission</u> Concur with staff</p>	(I-2) Medium Impact Industrial	Designation accommodating large animal hospital (I-2) (Lynn)	<p><i>Total Area:</i> 10.3 acres</p> <p><i>Current Use:</i> Large-Animal Hospital (owner request), National Forest Center</p> <p><i>Existing GP:</i> (14) Service Commercial</p>	<ul style="list-style-type: none"> • Recognizes Service Commercial designation of existing general plan and existing uses • Located along major road in proximity to Interstate on-ramp • Supported by Planning Group

#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff / Planning Commission	CPG/CSG	Owner(s)		
18	<p><u>Staff</u> (C-1) General Commercial</p> <p><u>Planning Commission</u> Concur with staff</p>	(C-1) General Commercial	No recommendation submitted	<p><i>Total Area:</i> 4.2 acres</p> <p><i>Current Use:</i> Scattered residence, generally undeveloped</p> <p><i>Existing GP:</i> (3) Residential</p>	<ul style="list-style-type: none"> • Additional commercial adjacent to the planned Albertson's center will enhance development of an eastern commercial node to the town center • Mixed-use zoning will allow for residential development to provide a buffer between new commercial uses and the adjacent existing residential development • Site has good access near the intersection of Alpine Boulevard and Victoria Drive, less than one mile west of the Willows Road Interstate 8 on-ramp • Supported by Planning Group
19	<p><u>Staff</u> (RL-40) Rural Lands</p> <p><u>Planning Commission</u> Concur with staff</p>	(RL-40) Rural Lands	(C-1) General Commercial (highway commercial) (Ballard)	<p><i>Total Area:</i> 4.3 acres</p> <p><i>Current Use:</i> Residence</p> <p><i>Existing GP:</i> (23) National Forest and State Parks (within FCI overlay)</p>	<ul style="list-style-type: none"> • Until 2010, area is subject to restrictions placed by the Forest Conservation Initiative (FCI) • Under GP2020, FCI lands are consistently designated (RL-40) Rural Lands • Planning for certain FCI lands will be reviewed beginning in 2007, in preparation of initiative sunseting in 2010

County Islands

Overview

County Islands consists of small, non-contiguous unincorporated areas surrounded by the cities of San Diego and National City. These three separate areas—Miramar, Greenwood and Lincoln Acres—consist of a horsebreeding stable, a portion of a cemetery, and single-family residences and cemetery respectively.

There are no planned commercial or industrial lands located within the County Islands.

Key Issues

- Small, non-contiguous areas surrounded by city jurisdictions
- Existing agricultural use is incompatible with surrounding uses

Planning Group Direction

There is no Planning or Sponsor Group representation for this area.

**Additional Staff Analysis/
Recommendations**

Prior to the Planning Commission hearing, staff had recommended a split designation on the Miramar County Island for high-density housing and Office Professional, to resolve future land use conflicts with the existing agricultural use and surrounding uses. However, staff is in agreement with the Planning Commission that the established, renowned equestrian facility should be recognized and that future-planning efforts should take place with the neighboring jurisdiction.

**Planning Commission
Recommendations**

The Planning Commission recommended a designation of (RL-20) Rural Lands, one dwelling unit per 20 acres for item number 1. The Commission was concerned with the proposed high-density designation and the existing traffic congestion on Interstate 15. Additionally, the Commission wanted to retain the existing land use and felt that future-planning efforts should coincide with any planning efforts put forth by the surrounding neighborhood of Scripps Ranch.

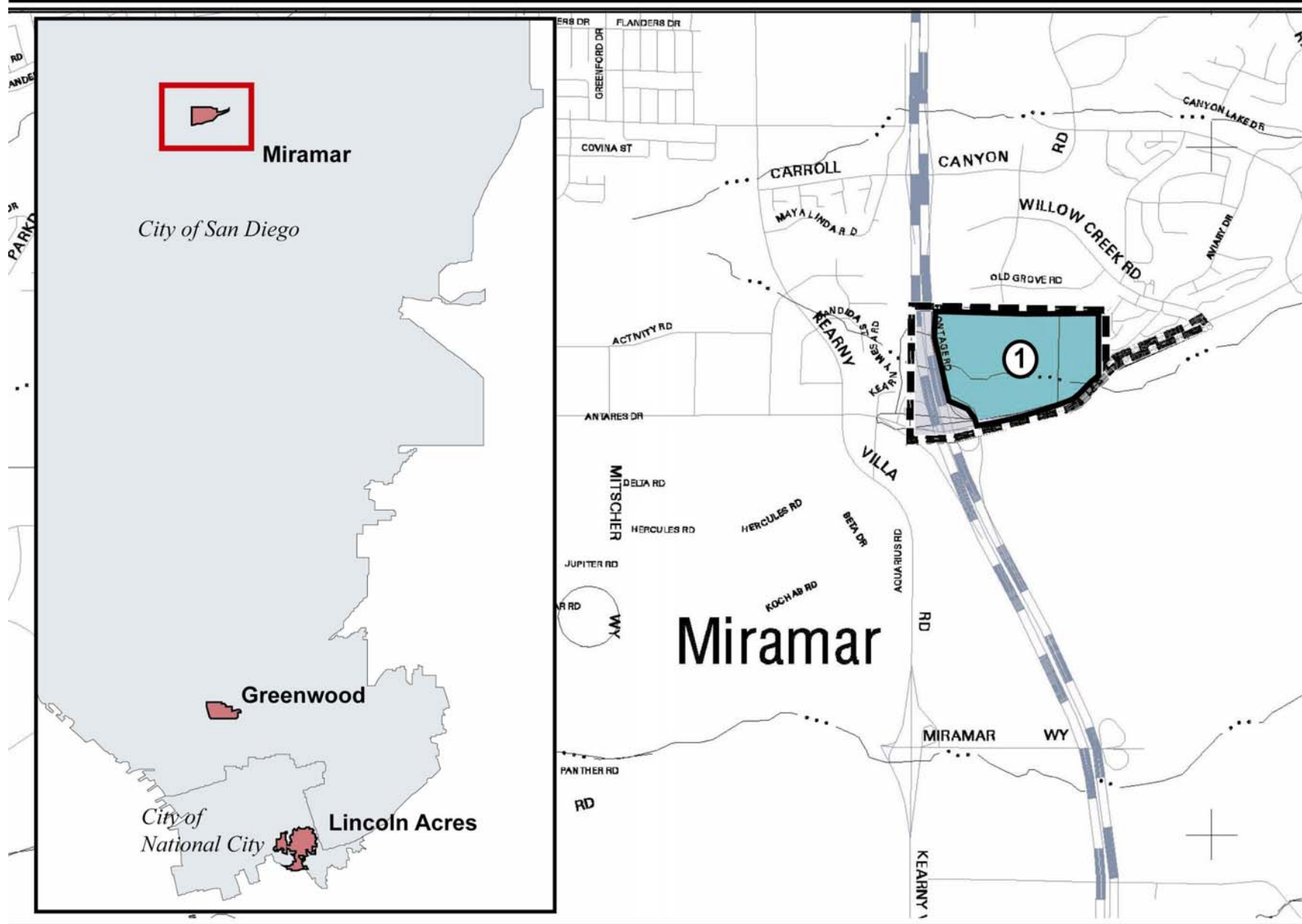
ERA Needs Analysis
(all numbers in gross acres)

	<i>Projected Demand</i>	<i>Existing General Plan</i>	<i>Surplus/ (Deficit)</i>	<i>Proposed General Plan</i>	<i>Surplus/ (Deficit)</i>
Commercial	7	1	(6)	0	(7)
Industrial	2	1	(1)	0	(2)
Office	2	0	(2)	0	(2)

Note: All numbers are rounded to the nearest whole number.

Source: Economics Research Associates, County of San Diego

County Islands (Miramar)



#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff / Planning Commission	CPG/CSG	Owner(s)		
1	<p><u>Staff</u> Concur with Planning Commission</p> <p><u>Planning Commission</u> (RL-20) Rural Lands</p>	No recommendation submitted	No recommendation submitted	<p><i>Total Area:</i> 76.4 acres</p> <p><i>Current Use:</i> Miramar Saddlebreds</p> <p><i>Existing GP:</i> (22) Public/Semi-Public Lands</p>	<ul style="list-style-type: none"> Recognizes existing agricultural land use Recognizes that future planning efforts should be considered by surrounding jurisdiction

Crest/Dehesa/Harbison Canyon/Granite Hills

Overview

The Crest/Dehesa/Harbison Canyon/Granite Hills subregion consists of four distinct areas, which all contain commercial designated lands. Commercial development on designated lands, however, is only located in the Crest and Harbison Canyon subareas. These small-scaled commercial uses provide a limited range of services for the community.

The Dehesa subarea also has small-scale commercial uses but the predominant commercial establishments include the Sycuan Casino and Singing Hills Resort. These commercial uses do not provide basic services needed by residences, but rather serve the traveling public.

In general, commercial needs are met by outside commercial centers located in the neighboring City of El Cajon. As a result, commercial demand is low, as indicated by vacancies and changes in ownership and use.

Key Issues

- Commercial needs are met by neighboring jurisdiction
- Predominance of vacancies, changes in ownership and uses

Planning Group Direction

The Planning Group has recommended retaining the existing commercial designations.

Additional Staff Analysis/ Recommendations

Staff supports the Planning Group direction even though the ERA needs analysis shows an overall deficit in commercial and industrial land uses. The Planning Group recognizes that the adjacent City of El Cajon serves as a broader market for the resident population of this community. Additionally, the existing businesses within the Community Plan Area do not appear to be in high demand as indicated by vacancies and changes in ownership and use.

Planning Commission Recommendations

The Planning Commission concurs with staff's recommendation.

ERA Needs Analysis
(all numbers in gross acres)

	<i>Projected Demand</i>	<i>Existing General Plan</i>	<i>Surplus/ (Deficit)</i>	<i>Proposed General Plan</i>	<i>Surplus/ (Deficit)</i>
Commercial	25	15	(10)	19	(6)
Industrial	16	0	(16)	0	(16)
Office	10	0	(10)	0	(10)

Note: All numbers are rounded to the nearest whole number.

Source: Economics Research Associates, County of San Diego

Jamul/Dulzura

Overview

Jamul /Dulzura is a rural community with few commercial and office land uses. The western portion of the community (west of the County Water Authority boundary) has small commercial nodes located at two main intersections along State Route 94 within the existing country town. These commercial uses serve the daily needs of the residents. Outside of the existing country town, and east of the Water Authority boundary, the land use map recognizes existing commercial uses, but discourages scattered patterns of new commercial development.

Key Issues

- Maintain the rural character of the subregion
- Recognize safety concerns on State Route 94
- Commercial needs are met by the neighboring jurisdiction of Rancho San Diego

Planning Group Direction

Recognize and maintain the existing commercial and office uses and the character of the planning area.

**Additional Staff Analysis/
Recommendations**

Staff supports Planning Group direction.

- No additional industrial uses are proposed within this planning area and the existing commercial and office uses were recognized and classified with appropriate rural commercial or office designations

**Planning Commission
Recommendations**

The Planning Commission concurs with staff's recommendations.

ERA Needs Analysis
(all numbers in gross acres)

	<i>Projected Demand</i>	<i>Existing General Plan</i>	<i>Surplus/ (Deficit)</i>	<i>Proposed General Plan</i>	<i>Surplus/ (Deficit)</i>
Commercial	51	92	41	104	53
Industrial	18	8	(10)	0	(18)
Office	6	10	4	10	4

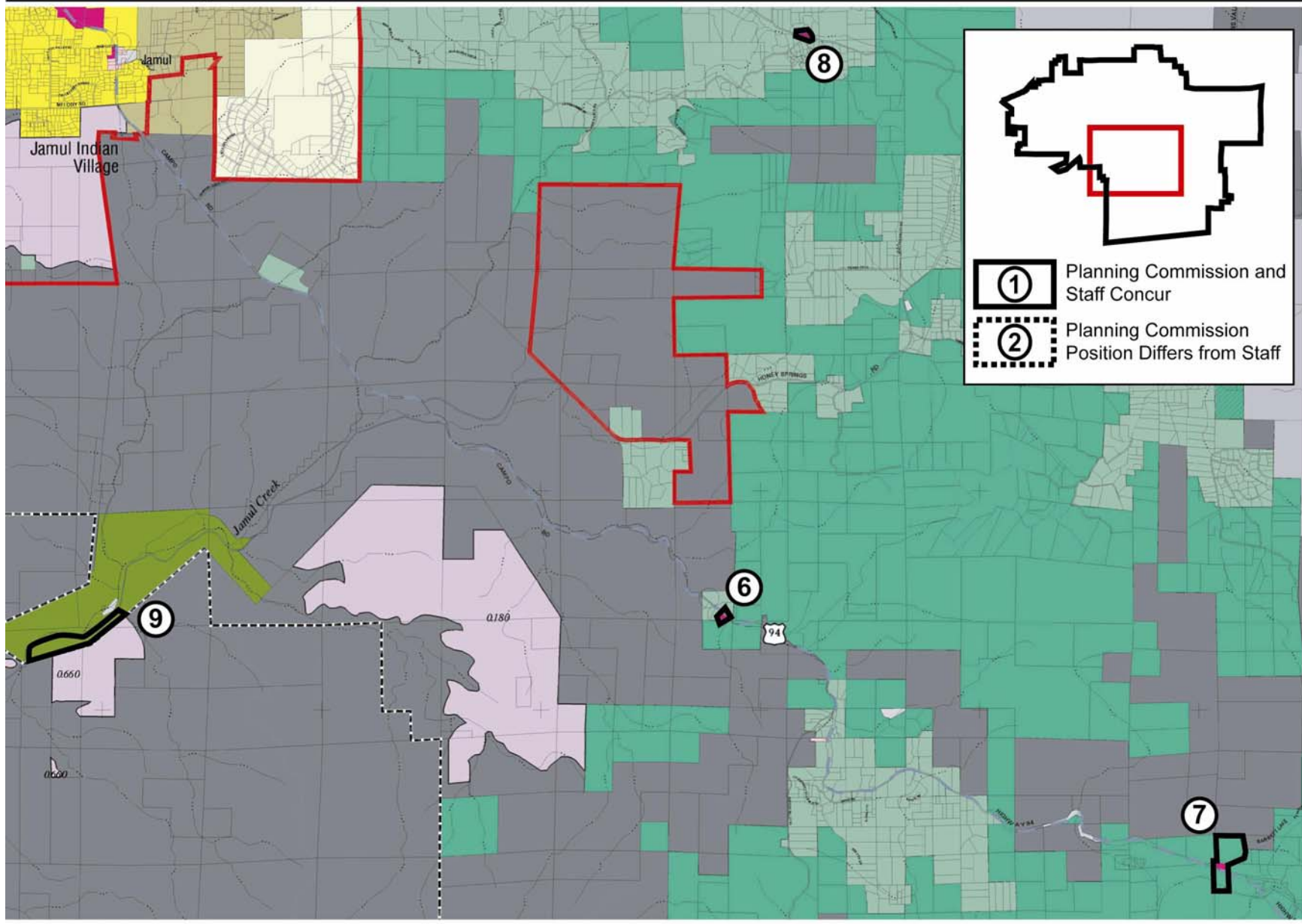
Note: All numbers are rounded to the nearest whole number.

Source: Economics Research Associates, County of San Diego

#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff / Planning Commission	CPG/CSG	Owner(s)		
1	<p><u>Staff</u> (C-4) Rural Commercial</p> <p><u>Planning Commission</u> Concur with staff</p>	(C-4) Rural Commercial	No recommendation submitted	<p><i>Total Area:</i> Approx. 12 acres</p> <p><i>Current Use:</i> Commercial</p> <p><i>Existing GP:</i> (12) Neighborhood Commercial</p>	<ul style="list-style-type: none"> • Direct access to State Route 94 • Existing uses are recognized with new designation • Consistent with small-scale character of community • Staff supports Planning Group recommendation
2	<p><u>Staff</u> (C-4) Rural Commercial on portion of property north of the floodway</p> <p><u>Planning Commission</u> Concur with staff</p>	(C-4) Rural Commercial on portion of property north and south of the drainage way that is less than 25% slopes	(C-4) Rural Commercial on portion of property north and south of the drainage way that is less than 25% slopes (Nobel)	<p><i>Total Area:</i> 21.03 acres</p> <p><i>Current Use:</i> Commercial/ Residential</p> <p><i>Existing GP:</i> (1) Rural Residential</p>	<ul style="list-style-type: none"> • Compatible with surrounding rural character and would enhance the existing compact commercial development • Staff supports Planning Group recommendation for the area north of the floodway that is less than 25% slopes • To avoid environmental constraints, commercial designation should be confined to the area north of the creek bed and remain residential on the south side of the creek where steep slopes occur

#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff / Planning Commission	CPG/CSG	Owner(s)		
3	<p><u>Staff</u> (C-4) Rural Commercial</p> <p><u>Planning Commission</u> Concur with staff</p>	(C-4) Rural Commercial	<p>(C-4) Rural Commercial</p> <p>Extend commercial portion of his property to existing fire and open space buffer (Katzer)</p>	<p><i>Total Area:</i> 5.95 acres</p> <p><i>Current Use:</i> Veterinary clinic</p> <p><i>Existing GP:</i> (13) General Commercial (front portion) (1) Residential (back portion)</p>	<ul style="list-style-type: none"> • Expansion of commercial allows owner to potentially expand his veterinary practice/kennel • Fire and open space easements on western portion of property will provide the buffer between commercial and residential land uses • Removes split designation on property • Staff supports Planning Group recommendation
4a	<p><u>Staff</u> (C-2) Office Professional</p> <p>(C-3) Neighborhood Commercial</p> <p>(C-4) Rural Commercial</p> <p><u>Planning Commission</u> Concur with staff</p>	<p>(C-2) Office Professional</p> <p>(C-3) Neighborhood Commercial</p> <p>(C-4) Rural Commercial</p>	No recommendation submitted	<p><i>Total Area:</i> Approx. 22 acres</p> <p><i>Current Use:</i> Various commercial</p> <p><i>Existing GP:</i> (11) Office Professional (12) Neighborhood Commercial (13) General Commercial</p>	<ul style="list-style-type: none"> • Consistent with community character • Recognize existing uses • Staff supports Planning Group recommendation • Direct access to State Route 94 • Retains the commercial node

#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff / Planning Commission	CPG/CSG	Owner(s)		
4b	<u>Staff</u> (C-3) Neighborhood Commercial (C-4) Rural Commercial <u>Planning Commission</u> Concur with staff	(C-3) Neighborhood Commercial (C-4) Rural Commercial	No recommendation submitted	<i>Total Area:</i> Approx. 23 acres <i>Current Use:</i> Various commercial <i>Existing GP:</i> (12) Neighborhood Commercial (13) General Commercial	<ul style="list-style-type: none"> • Consistent with community character • Recognize existing uses • Staff supports Planning Group recommendation • Direct access to State Route 94 • Retains the commercial node
5	<u>Staff</u> (C-4) Rural Commercial <u>Planning Commission</u> Concur with staff	(C-4) Rural Commercial	No recommendation submitted	<i>Total Area:</i> Approx. 3 acres <i>Current Use:</i> Various commercial <i>Existing GP:</i> (14) Service Commercial	<ul style="list-style-type: none"> • Elimination of Service Commercial designation necessitated a change • Recognizes existing uses north and south of State Route 94 at Jefferson Rd fall into the lighter end of Service Commercial type of uses—which is similar to a Rural Commercial designation • Direct access to State Route 94 • Core commercial node within community • Staff supports Planning Group recommendation

Jamul/Dulzura (Eastern Portion)

#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff	CPG/CSG	Owner(s)		
6	<p><u>Staff</u> (C-4) Rural Commercial</p> <p><u>Planning Commission</u> Concur with staff</p>	(C-4) Rural Commercial	No recommendation submitted	<p><i>Total Area:</i> 1.15 acres</p> <p><i>Current Use:</i> Commercial</p> <p><i>Existing GP:</i> (13) General Commercial</p>	<ul style="list-style-type: none"> Dulzura Post office and Dulzura Café are recognized as existing rural uses Compatible with surrounding land uses Direct access to State Route 94 Compatible with small-scale character of the community Staff supports Planning Group recommendation
7	<p><u>Staff</u> (C-4) Rural Commercial on north parcel adjacent to State Route 94</p> <p>(RL-40) Rural lands on parcel south of Hwy 94 and larger parcel north of Hwy 94</p> <p><u>Planning Commission</u> Concur with staff</p>	Expand (C-4) Rural Commercial on one parcel to the north and one parcel to the south of State Route 94	Expand (C-4) Rural Commercial on two parcels to the north and one parcel to the south of State Route 94 (Herzog)	<p><i>Total Area:</i> 39.97 acres</p> <p><i>Current Use:</i> Vacant</p> <p><i>Existing GP:</i> (13) General Commercial (18) Multiple Rural Use</p>	<ul style="list-style-type: none"> Located at a “T” intersection with Barrett Lake Road and State Route 94 Recognition of existing Barrett Junction Café north of State Route 94 Removes dual designation on entire parcel of Barrett Junction Café Small-scale activity (rural market and small gas station) is appropriate for the rural character of the area Proposed gymkhana/rodeo use on parcel south of State Route 94 is best accommodated with a Use Permit Environmental and physical constraints are recognized with a Rural Lands designation on South parcel and larger north parcel

#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff	CPG/CSG	Owner(s)		
8	<u>Staff</u> (C-4) Rural Commercial <u>Planning Commission</u> Concur with staff	(C-4) Rural Commercial	No recommendation submitted	<i>Total Area:</i> 3.06 acres <i>Current Use:</i> Commercial <i>Existing GP:</i> (18) Multiple Rural Use	<ul style="list-style-type: none"> • Small frontage portion of property being used as commercial should be recognized. Remainder of property should retain residential designation • Recognize the existing Trading Post commercial use • Located at junction of Lyons Creek and Lyons Valley Rd • Staff supports Planning Group recommendation • Consistent with the character of the community
9	<u>Staff</u> (RL-80) Rural Lands <u>Planning Commission</u> Concur with staff	Consensus not reached—no recommendation	Open Space (Recreational) designation (Ohrmund)	<i>Total Area:</i> Approx. 30 acres <i>Current Use:</i> Vacant <i>Existing GP:</i> (18) Multiple Rural Use	<ul style="list-style-type: none"> • Portion of larger parcel approx. 60 acres • 3rd party request for an off-road vehicular park can be achieved through Use Permit process • Low density designation discourages development and reinforces desire to maintain an open space corridor • Incompatible with any future residential development on adjacent properties • Planning Group failed to get a majority vote to approve the off-road vehicle request

Lakeside

Overview

The majority of commercial and industrial uses in Lakeside are located within the town center and along major thoroughfares such as Old Highway 80 and Winter Gardens Boulevard. A major shopping center, East County Square, is located south of Interstate 8. Three large industrial districts are located in Pepper Drive-Bostonia, in the Riverway Specific Plan, and in northern Lakeside east and west of Highway 67. In most areas where Service Commercial and General Impact Industrial properties required general plan revisions, staff has recommended new designations that are compatible with existing uses. Only minor changes were made to existing General Commercial uses.

Although there is demand for additional commercial and industrial uses, most remaining large areas of undeveloped land in the community are reserved for excavation or have some type of physical constraint, such as steep slopes or floodplains. Very few suitable areas exist in which to expand or relocate non-residential uses. With potential changes, future expansion may be possible in the Moreno Valley but this area is presently mapped as floodway. Development should occur as part of a comprehensive plan. Until this option can be explored, staff supports only a conservative increase in industrial use in Moreno Valley.

Key Issues

Moreno Valley

- Floodway and floodplain limit potential for expansion
- Future reclamation plans and improvements to San Vicente Dam could resolve some of the floodway issues
- Much of the land designated for future industrial use is currently reserved for extractive use

Old Highway 80

- Floodplain south of Highway 80 limits development on existing commercial and industrial lands

Winter Gardens Blvd. and Woodside Ave

- Incompatible uses are mixed together

USDRIP

- The community has lost industrial land that will now be converted to a park

Planning Group Direction

- Properties that currently allow outdoor storage or heavy industrial uses should retain their uses
- A comprehensive planning tool is needed for north Moreno Valley to achieve a high quality industrial project with appropriate infrastructure and buffers
- Avoid creating non-conforming commercial and industrial uses
- In some cases, split designations should be changed to a single commercial or industrial designation
- Specific, identified businesses that are either long-established or reflect the rural character of Lakeside should be allowed to operate as conforming uses
- Tailored zoning will be required for the new designations

**Additional Staff Analysis/
Recommendations**

With few exceptions, staff supports Planning Group direction. Staff's goal has been to balance the desires of the many stakeholders with the physical constraints, regional planning criteria, existing uses and future needs of the community.

Moreno Valley

- Staff proposes a modest increase in Medium Impact Industrial lands
- Road improvements, reclamation plans for channelization, and the dam raise will have a significant effect on development potential. Staff agrees that any additional land use changes should be made in conjunction with a comprehensive plan

Old Highway 80

- In Service Commercial areas, staff's proposal varies depending on the development constraints, existing uses, and surrounding character
- An industrial area east of Flinn Springs Road has been slightly expanded

Winter Gardens Blvd and Woodside Ave

- Staff's proposal includes changing three residential neighborhoods from their current commercial designation to residential
- An area along Winter Gardens with a Service Commercial designation is proposed as Medium Impact Industrial which reflects the types of businesses that actually exist there. Tailored zoning is required
- North of Woodside Ave., the Service Commercial designation is proposed as General Commercial

Pepper Drive-Bostonia

- A small area of Service Commercial, surrounded by residential uses, is proposed as General Commercial
- General Impact Industrial areas have been proposed as Medium Impact Industrial

**Planning Commission
Recommendations**

The Planning Commission concurs with staff's recommendations for all requests. In particular, they support the need for a comprehensive plan in the Moreno Valley area to address potential development in areas that are today within a floodway.

ERA Needs Analysis
(all numbers in gross acres)

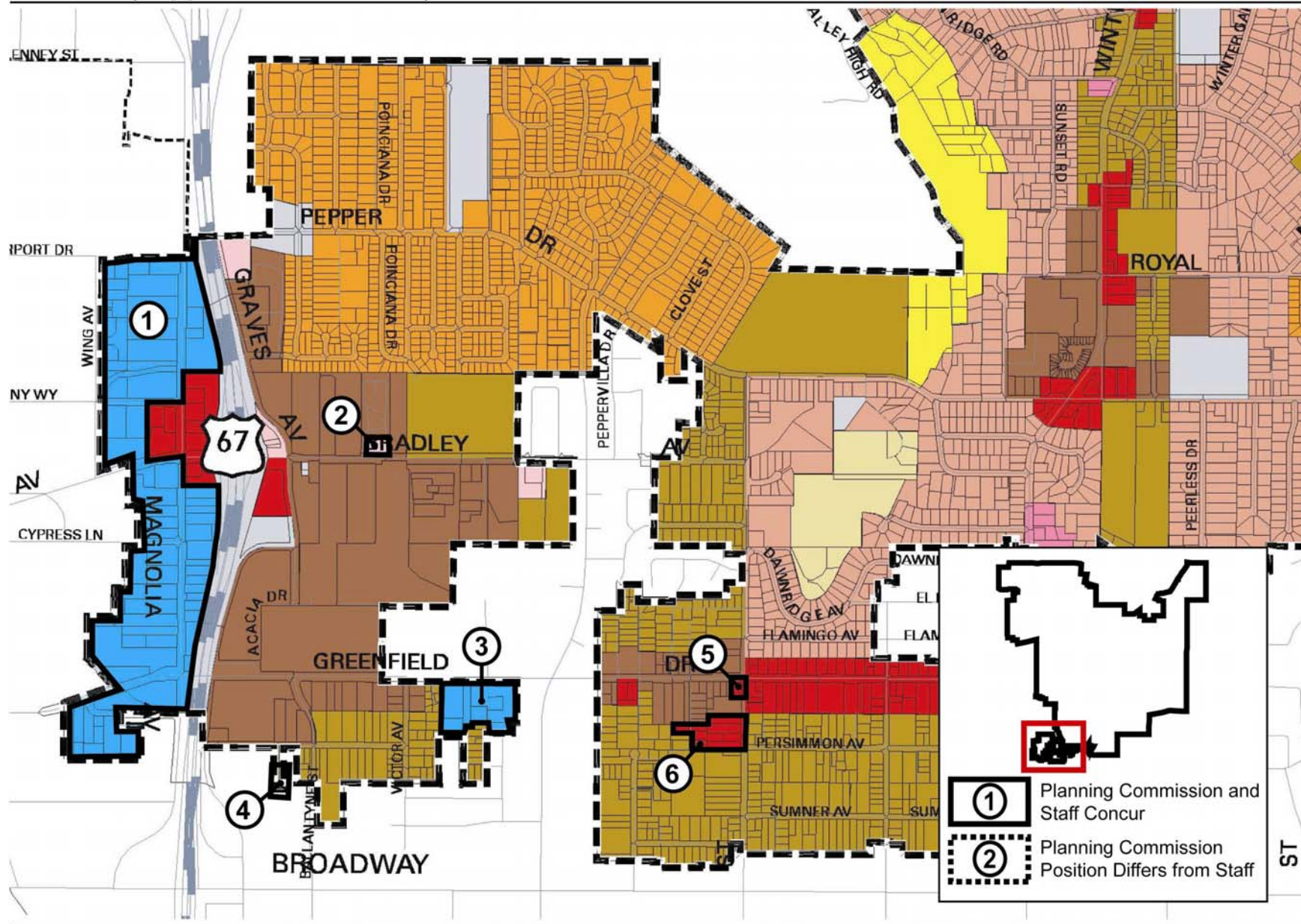
	<i>Projected Demand</i>	<i>Existing General Plan</i>	<i>Surplus/ (Deficit)</i>	<i>Proposed General Plan</i>	<i>Surplus/ (Deficit)</i>
Commercial	154	387	233	444	290
Industrial	244	1,166*	922	1,244*	1,000
Office	46	16	(30)	6	(40)

** This number includes approximately 350 acres of land currently identified for extractive use and approximately 100 acres of land located in USDRIP that has been placed into conservation and will not be developed. The extraction acreage will not be available for industrial use until the extractive use is complete.*

Note: All numbers are rounded to the nearest whole number.

Source: Economics Research Associates, County of San Diego

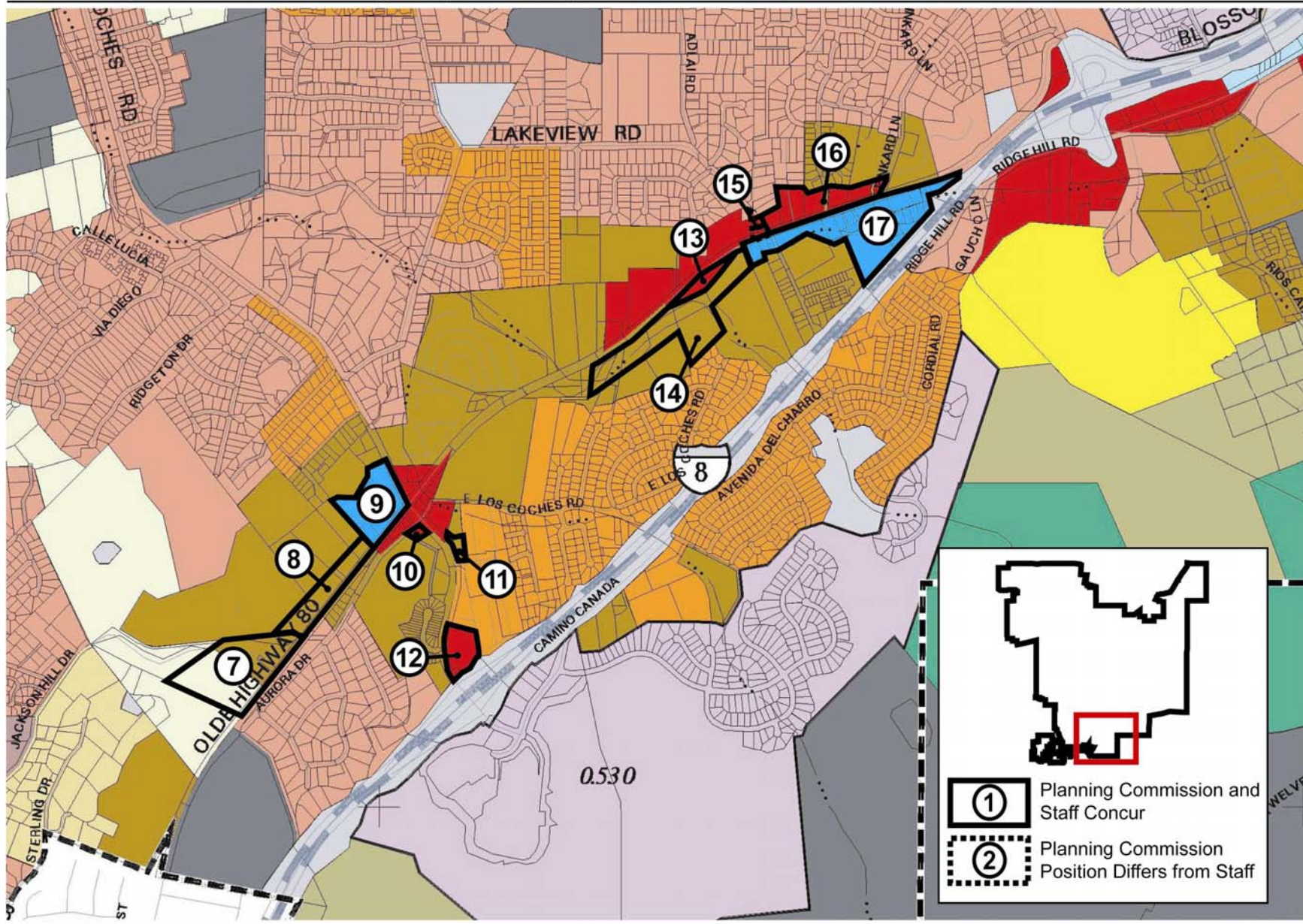
Lakeside (Pepper Drive-Bostonia)



#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff / Planning Commission	CPG/CSG	Owner(s)		
1	<u>Staff</u> (I-2) Medium Impact Industrial <u>Planning Commission</u> Concur with staff	No recommendation submitted	No recommendation submitted	<i>Total Area:</i> Approx. 80 acres <i>Current Use:</i> Various industrial and heavy commercial uses <i>Existing GP:</i> (16) General Impact Industrial	<ul style="list-style-type: none"> • Elimination of General Impact Industrial designation necessitated a change • Recognizes existing uses • Consistent with existing zoning of M54 • Located along west side of Highway 67
2	<u>Staff</u> (C-3) Neighborhood Commercial <u>Planning Commission</u> Concur with staff	General Commercial	General Commercial (Bruso)	<i>Total Area:</i> 0.81 acres <i>Current Use:</i> Pizza Parlor and Bar <i>Existing GP:</i> (9) Residential	<ul style="list-style-type: none"> • Recognizes existing uses, one of which is nonconforming • Serves local neighborhood • Small area more appropriate for Neighborhood Commercial rather than General Commercial
3	<u>Staff</u> (I-2) Medium Impact Industrial <u>Planning Commission</u> Concur with staff	No recommendation submitted	No recommendation submitted	<i>Total Area:</i> Approx. 6 acres <i>Current Use:</i> Industrial uses <i>Existing GP:</i> (16) General Impact Industrial	<ul style="list-style-type: none"> • Elimination of General Impact Industrial designation necessitated a change • Recognizes existing uses • Consistent with existing zoning of M54 • Compatible with surrounding uses • Located on Greenfield Drive, a major road

#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff / Planning Commission	CPG/CSG	Owner(s)		
4	<u>Staff</u> (VR-14.5) Village Residential <u>Planning Commission</u> Concur with staff	No recommendation submitted	General Commercial (Lusby)	<i>Total Area:</i> Less than ½ acre <i>Current Use:</i> Residential <i>Existing GP:</i> (6) Residential	<ul style="list-style-type: none"> • This single parcel is too small for General Commercial • Poor access, located down a private road that serves surrounding residences
5	<u>Staff</u> (C-1) General Commercial <u>Planning Commission</u> Concur with staff	General Commercial	General Commercial (Benfante)	<i>Total Area:</i> Less ½ acre <i>Current Use:</i> Residential <i>Existing GP:</i> (10) Residential	<ul style="list-style-type: none"> • Adjacent to existing General Commercial designation • Located at intersection of two major roads • Commercial is consistent with surrounding uses
6	<u>Staff</u> (C-1) General Commercial <u>Planning Commission</u> Concur with staff	No recommendation submitted	No recommendation submitted	<i>Total Area:</i> Approx. 2 acres <i>Current Use:</i> Storage warehouse and residential <i>Existing GP:</i> (14) Service Commercial	<ul style="list-style-type: none"> • Elimination of Service Commercial designation necessitated a change • Recognizes existing business uses • Adjacent to existing General Commercial designation

Lakeside (Business 8/Olde Highway 80 West)



#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff / Planning Commission	CPG/CSG	Owner(s)		
7	<u>Staff</u> (VR-14.5) Village Residential (SR-4) Semi-Rural Residential <u>Planning Commission</u> Concur with staff	Limited Impact Industrial	M54 zoning / Medium Impact Industrial (McGrath)	<i>Total Area:</i> Approx. 13 acres <i>Current Use:</i> Extraction and equipment storage <i>Existing GP:</i> (1) Residential	<ul style="list-style-type: none"> • Current use is nonconforming • Staff recommends split residential designations • Retain the residential designation of SR-4 applied on the July Residential Baseline map for the western portion of property which is part of the MSCP Lakeside archipelago • Eastern portion of property proposed for VR-14.5 (approx. 5 acres) is disturbed and adjoins existing residential designation of 14.5 units per acre • Residential designation is compatible with surrounding uses
8	<u>Staff</u> (VR-14.5) Village Residential <u>Planning Commission</u> Concur with staff	No recommendation submitted	No recommendation submitted	<i>Total Area:</i> Approx. 5 acres <i>Current Use:</i> Vehicle storage or undeveloped <i>Existing GP:</i> (14) Service Commercial	<ul style="list-style-type: none"> • Elimination of Service Commercial designation necessitated a change • These parcels currently have split designations of Residential and Service Commercial • A single designation of VR-14.5 is consistent with the residential designation assigned to the majority of each parcel and with the surrounding residential uses

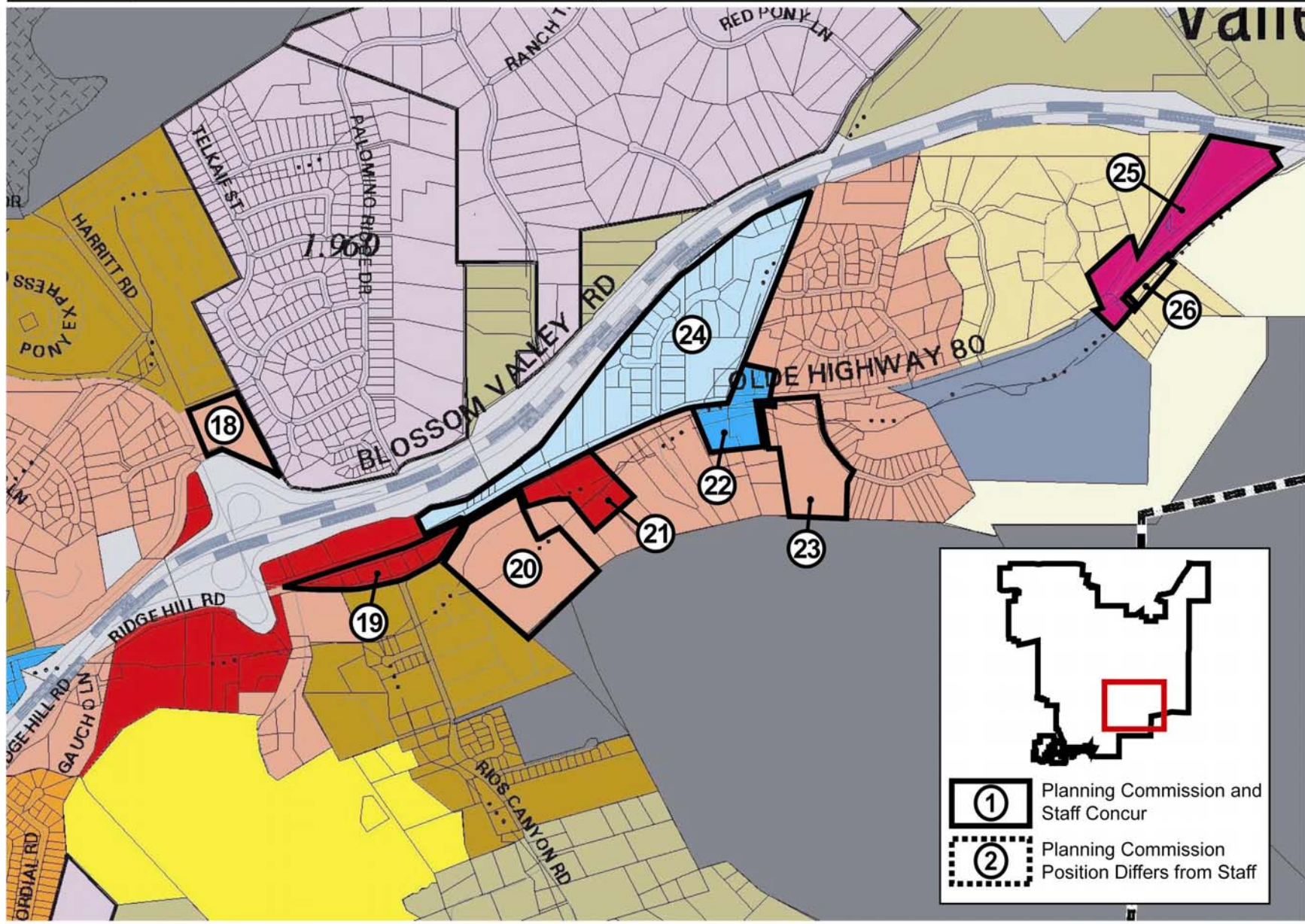
#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff / Planning Commission	CPG/CSG	Owner(s)		
9	<u>Staff</u> (I-2) Medium Impact Industrial <u>Planning Commission</u> Concur with staff	Retain C37	Retain C37 (Rodvold; Pacific Crest Services; Inland Supply Co)	<i>Total Area:</i> Approx. 7 acres <i>Current Use:</i> Sales of construction material, truck repair, construction services <i>Existing GP:</i> (14) Service Commercial	<ul style="list-style-type: none"> • Elimination of Service Commercial designation necessitated a change • Recognizes existing business uses • Located along intersection of major roads • Forms a small, cohesive district • Medium Impact Industrial designation should be limited to only these parcels and appropriate zoning should be applied
10	<u>Staff</u> (C-1) General Commercial <u>Planning Commission</u> Concur with staff	Indoor Commercial	Commercial / C36 (Killmer)	<i>Total Area:</i> Less than ½ acre <i>Current Use:</i> Undeveloped <i>Existing GP:</i> (8) Residential	<ul style="list-style-type: none"> • Adjoins existing General Commercial designation on two sides • Good access at intersection off Los Coches Road
11	<u>Staff</u> (VR-14.5) Village Residential <u>Planning Commission</u> Concur with staff	Indoor Commercial	Commercial	<i>Total Area:</i> 0.83 acres <i>Current Use:</i> Residential <i>Existing GP:</i> (8) Residential	<ul style="list-style-type: none"> • Staff recommends that this parcel retain its existing residential designation and density • Access onto Los Coches is poor • Property is in a depression next to a slope and is not suitable for commercial development

#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff / Planning Commission	CPG/CSG	Owner(s)		
12	<u>Staff</u> (C-1) General Commercial <u>Planning Commission</u> Concur with staff	Outdoor Commercial	C36 (MonjazeB)	<i>Total Area:</i> 2.97 acres <i>Current Use:</i> Gas station <i>Existing GP:</i> (8) Residential	<ul style="list-style-type: none"> Recognizes nonconforming use that has existed for many years Good access Located at intersection of two major roads, Los Coches and I-8
13	<u>Staff</u> (C-1) General Commercial <u>Planning Commission</u> Concur with staff	No recommendation submitted	No recommendation submitted	<i>Total Area:</i> 1.26 acres <i>Current Use:</i> Mini-storage <i>Existing GP:</i> (14) Service Commercial	<ul style="list-style-type: none"> Elimination of Service Commercial designation necessitated a change Recognizes existing business use Located along major road, Highway 80
14	<u>Staff</u> (VR-14.5) Village Residential <u>Planning Commission</u> Concur with staff	No recommendation submitted	General Commercial for entire parcel (6 acres) (Bush)	<i>Total Area:</i> Approx. 16 acres <i>Current Use:</i> Outdoor storage <i>Existing GP:</i> (14) Service Commercial	<ul style="list-style-type: none"> Elimination of Service Commercial designation necessitated a change These parcels currently have split designations of Residential and Service Commercial A single designation of VR-14.5 is consistent with the residential designation assigned to the majority of each parcel and with the surrounding residential uses Floodplain and drainage issues in this area do not support commercial or industrial development

#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff / Planning Commission	CPG/CSG	Owner(s)		
15	<u>Staff</u> (C-1) General Commercial <u>Planning Commission</u> Concur with staff	Retain C37	Retain C37 (Young)	<i>Total Area:</i> Less than ½ acre <i>Current Use:</i> Commercial <i>Existing GP:</i> (13) General Commercial	<ul style="list-style-type: none"> • Staff recommends no change for this area • General Commercial designation is consistent with existing uses and adjoining properties • Parcels are currently zoned as C36 which is consistent with staff recommendation
16	<u>Staff</u> (C-1) General Commercial <u>Planning Commission</u> Concur with staff	No recommendation submitted	No recommendation submitted	<i>Total Area:</i> Approx. 6.5 acres <i>Current Use:</i> Storage, church, various commercial uses <i>Existing GP:</i> (14) Service Commercial (8) Residential (portion of one parcel)	<ul style="list-style-type: none"> • Elimination of Service Commercial designation necessitated a change • No predominant commercial or industrial use • May create some nonconforming uses • General Commercial is compatible with surrounding residential uses • Provides buffer between Residential uses and more impactive industrial uses south of Highway 80 • General Commercial use was expanded slightly to eliminate split designation on one parcel

#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff / Planning Commission	CPG/CSG	Owner(s)		
17	<p><u>Staff</u> (I-2) Medium Impact Industrial</p> <p><u>Planning Commission</u> Concur with staff</p>	Retain C37	Retain C37 (Young)	<p><i>Total Area:</i> Approx. 17 acres</p> <p><i>Current Use:</i> Construction yards and equipment storage, residential</p> <p><i>Existing GP:</i> (14) Service Commercial (8) Residential</p>	<ul style="list-style-type: none"> • Elimination of Service Commercial designation necessitated a change • Recognizes existing business uses • Proposes a change of approximate 7 acres from Residential to Medium Impact Industrial • Increase is adjacent to existing industrial uses and forms a small district rather than strip development • Increase offsets change of some Service Commercial lands in Lakeside to Residential designations and includes one larger 5-acre parcel

Lakeside (Business 8/Olde Highway 80 Central)



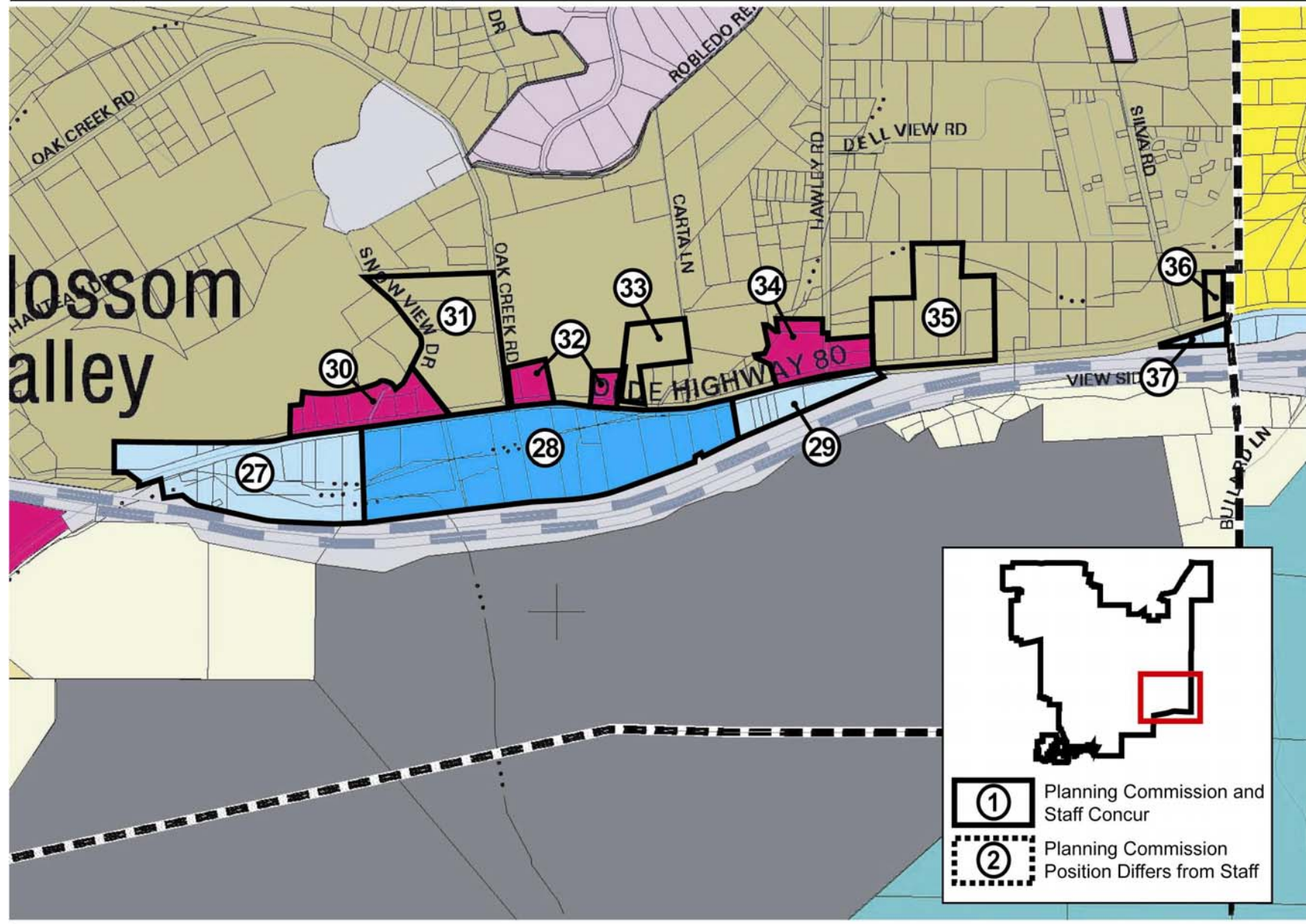
#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff / Planning Commission	CPG/CSG	Owner(s)		
18	<u>Staff</u> (VR-4.3) Village Residential <u>Planning Commission</u> Concur with staff	No recommendation submitted	C34 (RBF Consulting for Gordon Bush)	<i>Total Area:</i> 5.19 acres <i>Current Use:</i> Undeveloped <i>Existing GP:</i> (5) Residential	<ul style="list-style-type: none"> • Staff proposes no change for this site • A project is currently in process for this parcel • C34 zoning would require a General Commercial designation which would not be appropriate for this site • The nearby intersection around Lake Jennings Parkway and I-8 has an extensive amount of existing General Commercial lands
19	<u>Staff</u> (C-1) General Commercial <u>Planning Commission</u> Concur with staff	Retain C37 on property request No recommendation on remainder	Retain C37 (Luzaich)	<i>Total Area:</i> Approx. 2.5 acres <i>Current Use:</i> Heavy recycling collection facility, outdoor storage, road striping business <i>Existing GP:</i> (14) Service Commercial	<ul style="list-style-type: none"> • Elimination of Service Commercial designation necessitated a change • Good access -- small crescent shaped area completely surrounded by two roads. • Would create some nonconforming uses • General Commercial is more compatible with surrounding residential and commercial uses than an industrial designation • Area is too small to form an industrial district

#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff / Planning Commission	CPG/CSG	Owner(s)		
20	<u>Staff</u> (VR-4.3) Village Residential <u>Planning Commission</u> Concur with staff	No recommendation submitted	General Commercial on portion of lot that borders Highway 80 (Blanchard; Cole)	<i>Total Area:</i> 16.15 acres <i>Current Use:</i> Residential and large equipment storage <i>Existing GP:</i> (5) Residential	<ul style="list-style-type: none"> • Staff recommends retaining Residential designation • Floodplain and drainage issues on the parcel do not make it appropriate for commercial or industrial development • Existing equipment storage is not a legally established business
21	<u>Staff</u> (C-1) General Commercial <u>Planning Commission</u> Concur with staff	Outdoor Commercial on property request No recommendation on remainder	Commercial – Outdoor (EnviroMine – Hanson)	<i>Total Area:</i> Approx. 6 acres <i>Current Use:</i> Undeveloped, restaurant and feed store <i>Existing GP:</i> (13) General Commercial (14) Service Commercial	<ul style="list-style-type: none"> • Elimination of Service Commercial designation necessitated a change • Recognizes existing business uses • Consistent with designation of adjoining parcel to the west • Staff recommends retaining General Commercial designation on Hanson property • Site plan currently in process for a house moving business

#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff / Planning Commission	CPG/CSG	Owner(s)		
22	<u>Staff</u> (I-2) Medium Impact Industrial <u>Planning Commission</u> Concur with staff	No recommendation submitted	No recommendation submitted	<i>Total Area:</i> Approx. 5 acres <i>Current Use:</i> Welding shop, construction business, equipment storage <i>Existing GP:</i> (14) Service Commercial	<ul style="list-style-type: none"> • Elimination of Service Commercial designation necessitated a change • Recognizes existing business uses • Forms small industrial district
23	<u>Staff</u> (VR-4.3) Village Residential <u>Planning Commission</u> Concur with staff	Split designation of General Commercial for the portion of the parcel along Highway 80 and Residential for the remainder	Split Commercial / Residential (Gibson)	<i>Total Area:</i> 8.7 acres <i>Current Use:</i> Residential <i>Existing GP:</i> (5) Residential	<ul style="list-style-type: none"> • Retain Residential designation • Floodplain and drainage issues on the parcel do not make it appropriate for commercial or industrial development on the portion along Highway 80
24	<u>Staff</u> (I-1) Limited Impact Industrial <u>Planning Commission</u> Concur with staff	No recommendation submitted	No recommendation submitted	<i>Total Area:</i> Approx. 30 acres <i>Current Use:</i> Industrial Park <i>Existing GP:</i> (5) Residential	<ul style="list-style-type: none"> • Recognizes existing business uses • Consistent with existing M52 zoning • Forms an industrial district of compatible uses

#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff / Planning Commission	CPG/CSG	Owner(s)		
25	<u>Staff</u> (C-4) Rural Commercial <u>Planning Commission</u> Concur with staff	General Commercial	General Commercial (Wilson)	<i>Total Area:</i> Approx. 11 acres <i>Current Use:</i> Flinn Springs Country Store, residential <i>Existing GP:</i> (13) General Commercial (17) Estate Residential	<ul style="list-style-type: none"> Recognizes rural character of existing uses and surrounding uses Rural Commercial designation would maintain a smaller scale development more appropriate for the rural area Wilson property is surrounded by three roads and is adjoining existing commercial lands
26	<u>Staff</u> (VR-2) Village Residential <u>Planning Commission</u> Concur with staff	No recommendation submitted	No recommendation submitted	<i>Total Area:</i> 6.38 acres <i>Current Use:</i> Residential <i>Existing GP:</i> (13) General Commercial (17) Estate Residential	<ul style="list-style-type: none"> Existing split designation assigns General Commercial to a very small portion of each property bordered by Highway 80 to the north and Los Coches Creek to the south The existing commercially designated area is too small for commercial development The July Residential Baseline Map increases the residential density on these parcels from 1 unit per 2 acres to 2 units per acre Staff recommends a single Residential designation for each parcel at the increased density of VR-2

Lakeside (Business 8/Olde Highway 80 East)



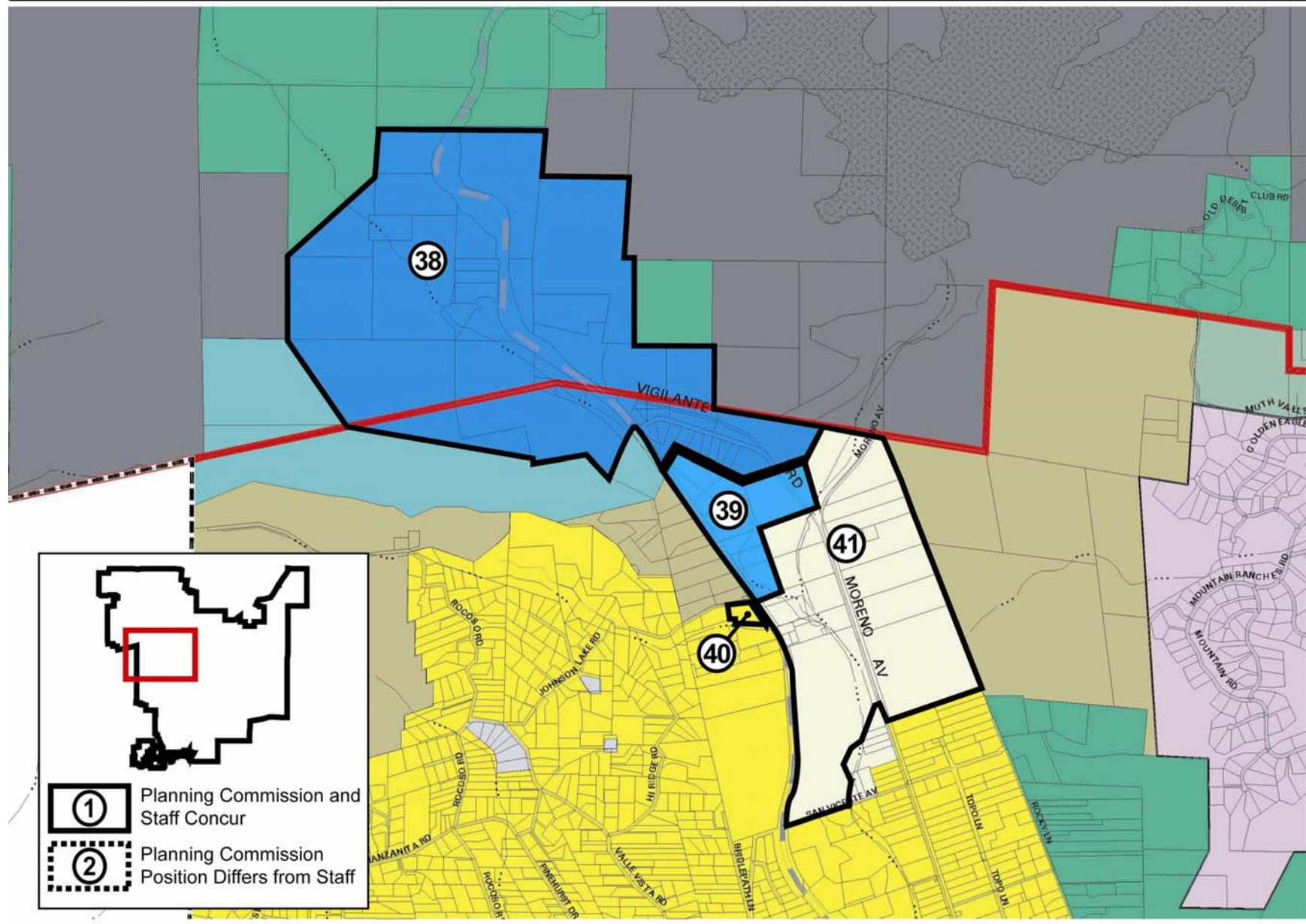
#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff / Planning Commission	CPG/CSG	Owner(s)		
27	<p><u>Staff</u> (I-1) Limited Impact Industrial</p> <p><u>Planning Commission</u> Concur with staff</p>	<p>Retain SR-2 on Oak Glen Mobile Home Park (western most 3 acres)</p> <p>Change remainder to I-1</p>	<p>M54 (Turvey)</p>	<p><i>Total Area:</i> Approx. 21 acres</p> <p><i>Current Use:</i> Mobile home park, RV park, construction service yard</p> <p><i>Existing GP:</i> (17) Estate Residential (18) Multiple Rural Use</p>	<ul style="list-style-type: none"> Existing RV park is a nonconforming use that the community would like to see redeveloped Existing mobile home park (Oak Glen) is currently a nonconforming use and will remain as such Construction service yard is currently a nonconforming use and is more compatible with an industrial designation Industrial designation could serve as an incentive for private redevelopment of this area Compatible with surrounding uses Located next to major road, Highway 80
28	<p><u>Staff</u> (I-2) Medium Impact Industrial</p> <p><u>Planning Commission</u> Concur with staff</p>	<p>Retain M54 and expand east to include 5 additional parcels</p>	<p>Retain M54 (Olsen Steel, Inc; Reiken; Saksa; Ortega)</p> <p>General Impact Industrial (Navarro)</p> <p>M54 (Switzer)</p>	<p><i>Total Area:</i> Approx. 42 acres</p> <p><i>Current Use:</i> Trucking businesses, grading, paving, recycling, construction, manufacturing</p> <p><i>Existing GP:</i> (16) General Impact Industrial (17) Estate Residential</p>	<ul style="list-style-type: none"> Elimination of General Impact Industrial designation necessitated a change Recognizes existing uses Consistent with existing M54 zoning on approximately 31 acres Proposal extends industrial designation to the east and changes approximately 11 acres (5 parcels) from Residential to Industrial. This expansion addresses community desire for additional industrial lands Compatible with adjoining uses

#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff / Planning Commission	CPG/CSG	Owner(s)		
29	<u>Staff</u> (I-1) Limited Impact Industrial <u>Planning Commission</u> Concur with staff	(I-1) Limited Impact Industrial	No recommendation submitted	<i>Total Area:</i> Approx. 4.5 acres <i>Current Use:</i> Residential, animal rescue, group care facility <i>Existing GP:</i> (17) Estate Residential	<ul style="list-style-type: none"> Provides additional industrial lands as requested by the community Is compatible with surrounding uses Located along major road, Highway 80 Change in designation should not impact existing uses with the exception of residences which would become nonconforming
30	<u>Staff</u> (C-4) Rural Commercial <u>Planning Commission</u> Concur with staff	(C-4) Rural Commercial	No recommendation submitted	<i>Total Area:</i> Approx 6.5 acres <i>Current Use:</i> Restaurant, residential <i>Existing GP:</i> (17) Estate Residential	<ul style="list-style-type: none"> Recognizes existing uses Located in semi-rural residential area Provides opportunity for small scale commercial redevelopment that would match the rural character of the area
31	<u>Staff</u> (SR-2) Semi-Rural Residential <u>Planning Commission</u> Concur with staff	(SR-2) Semi-Rural Residential	Rural Commercial (Waring)	<i>Total Area:</i> Approx. 16 acres <i>Current Use:</i> RV park <i>Existing GP:</i> (17) Estate Residential	<ul style="list-style-type: none"> Staff recommends retaining existing Residential designation RV park currently operates under a major use permit as a conforming use Commercial designation on large parcels could lead to future large scale uses that would not be compatible with the rural character of this area Rural Commercial designation may also require a major use permit for an RV park

#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff / Planning Commission	CPG/CSG	Owner(s)		
32	<u>Staff</u> (C-4) Rural Commercial <u>Planning Commission</u> Concur with staff	(C-4) Rural Commercial	Commercial (Lada; Kniffling)	<i>Total Area:</i> Approx 3 acres <i>Current Use:</i> Vacant, Flinn Springs Feed and Supply <i>Existing GP:</i> (17) Estate Residential	<ul style="list-style-type: none"> • Recognizes existing commercial use • Vacant parcel is site of old butcher shop • Small-scale commercial businesses fit in with character of the area • Located in semi-rural residential area • Small areas surrounded by RV park and mobile home park • Designation reflects rural character of area
33	<u>Staff</u> (SR-2) Semi-Rural Residential <u>Planning Commission</u> Concur with staff	(C-4) Rural Commercial	No recommendation submitted	<i>Total Area:</i> 5.07 acres <i>Current Use:</i> Residential <i>Existing GP:</i> (17) Estate Residential	<ul style="list-style-type: none"> • Staff recommends retaining existing Residential designation • Commercial designation on large parcel could lead to future large scale uses that would not be compatible with the rural character of this area • Flag shaped parcel with large area off the highway
34	<u>Staff</u> (C-4) Rural Commercial <u>Planning Commission</u> Concur with staff	(C-4) Rural Commercial	Commercial (Lozier; Brown; Williamson)	<i>Total Area:</i> Approx. 7 acres <i>Current Use:</i> Summers Past Farms, residential <i>Existing GP:</i> (17) Estate Residential	<ul style="list-style-type: none"> • Recognizes existing uses • Reflects rural character of area • Compatible with surrounding uses • Located in semi-rural area at intersection of two roads (Hawley Rd and Highway 80)

#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff / Planning Commission	CPG/CSG	Owner(s)		
35	<u>Staff</u> (SR-2) Semi-Rural Residential <u>Planning Commission</u> Concur with staff	(C-4) Rural Commercial	Rural Commercial (Kniffing; Knapp) Commercial (Blanchard) C37 (Limbach)	<i>Total Area:</i> 17.72 acres <i>Current Use:</i> Flinn Springs Concrete, nurseries, residences <i>Existing GP:</i> (17) Estate Residential	<ul style="list-style-type: none"> Staff recommends retaining existing Residential designation Concrete business currently operates under a major use permit Nurseries are compatible with existing A70 zoning and a residential designation Commercial designation creates undesirable strip development along Highway 80
36	<u>Staff</u> (SR-2) Semi-Rural Residential <u>Planning Commission</u> Concur with staff	No recommendation submitted	Commercial (Moran)	<i>Total Area:</i> 2.05 acres <i>Current Use:</i> Residential <i>Existing GP:</i> (17) Estate Residential	<ul style="list-style-type: none"> Staff recommends retaining existing Residential designation On north side of Highway 80, parcel is surrounded by residential uses
37	<u>Staff</u> (I-1) Limited Impact Industrial <u>Planning Commission</u> Concur with staff	No recommendation submitted	No recommendation submitted	<i>Total Area:</i> Approx. 1 acre <i>Current Use:</i> Storage <i>Existing GP:</i> (17) Estate Residential	<ul style="list-style-type: none"> Consistent with proposed designation on adjoining properties in the Alpine Planning Area Bordered by Highway 80 and Interstate 8

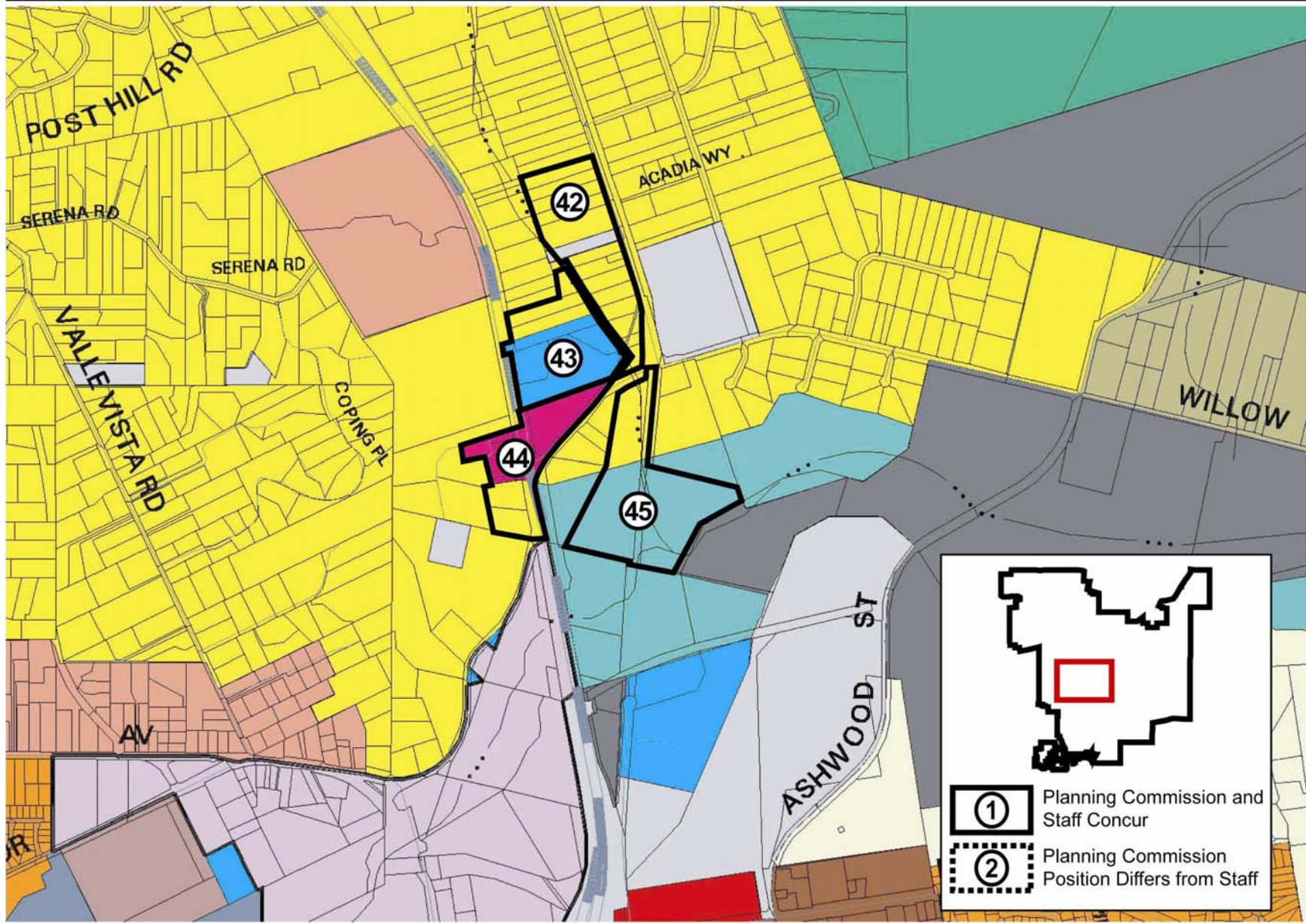
Lakeside (North Moreno Valley)



#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff / Planning Commission	CPG/CSG	Owner(s)		
38	<u>Staff</u> (I-3) High Impact Industrial <u>Planning Commission</u> Concur with staff	Retain M58 zoning Change split zoning to M58 (I-3) High Impact Industrial	Retain M58 zoning M58 parcels with split zoning change entire parcel to M58 (Clark Steel Fabricators; Enniss; Baxter; Howell–Hanson Aggregates)	<i>Total Area:</i> Approx. 590 acres <i>Current Use:</i> Heavy Industrial, extractive <i>Existing GP:</i> (16) General Impact Industrial (18) Multiple Rural Use	<ul style="list-style-type: none"> • Recognizes existing uses • Large sites able to accommodate industrial uses • Next to low density residential uses and open space • Located along Highway 67 • Split designations changed to High Impact Industrial
39	<u>Staff</u> (I-2) Medium Impact Industrial <u>Planning Commission</u> Concur with staff	Include in comprehensive plan for future industrial development	M58 zoning (I-3) High Impact Industrial (Site Design Associates; Enniss Family Realty)	<i>Total Area:</i> Approx. 50 acres <i>Current Use:</i> Green waste recycling, outdoor storage, extractive <i>Existing GP:</i> (18) Multiple Rural Use	<ul style="list-style-type: none"> • Existing channelization, not yet reflected on FEMA maps, will change configuration of floodway for these parcels • Adjacent to High Impact Industrial uses and extractive uses • Located next to Highway 67 • A comprehensive development plan for Moreno Valley should precede any additional expansion of industrial or commercial uses

#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff / Planning Commission	CPG/CSG	Owner(s)		
40	<u>Staff</u> (SR-1) Semi-Rural Residential <u>Planning Commission</u> Concur with staff	Office Professional	Commercial	<i>Total Area:</i> Approx. 3 acres <i>Current Use:</i> Residence with accessory Insurance Business <i>Existing GP:</i> (1) Residential	<ul style="list-style-type: none"> Staff recommends retaining existing Residential designation This use is compatible with a Residential designation Surrounding land uses are residential Request would introduce a spot designation on west side of Highway 67
41	<u>Staff</u> (SR-4) Semi-Rural Residential <u>Planning Commission</u> Concur with staff	Include in comprehensive plan for future industrial development	(I-3) High Impact Industrial (approx. 130 acres) Commercial (approx. 120 acres) (Site Design Associates; Enniss Family Realty; Graves, North Moreno Valley Property Owners)	<i>Total Area:</i> Approx. 250 acres <i>Current Use:</i> Extractive, nursery, Sparkletts, open space, residential <i>Existing GP:</i> (17) Estate Residential (18) Multiple Rural Use	<ul style="list-style-type: none"> Located in floodway of San Vicente Creek below San Vicente Dam Reclamation plan on portion of valley proposes the construction of a flood control channel but it will not be built until the extractive use is completed Future development should be preceded by a comprehensive plan for Moreno Valley to evaluate: <ul style="list-style-type: none"> Access to Highway 67 and road infrastructure Dam inundation issues Re-mapping of floodway/floodplain and resolution to flood issues Transition and buffers to residential areas

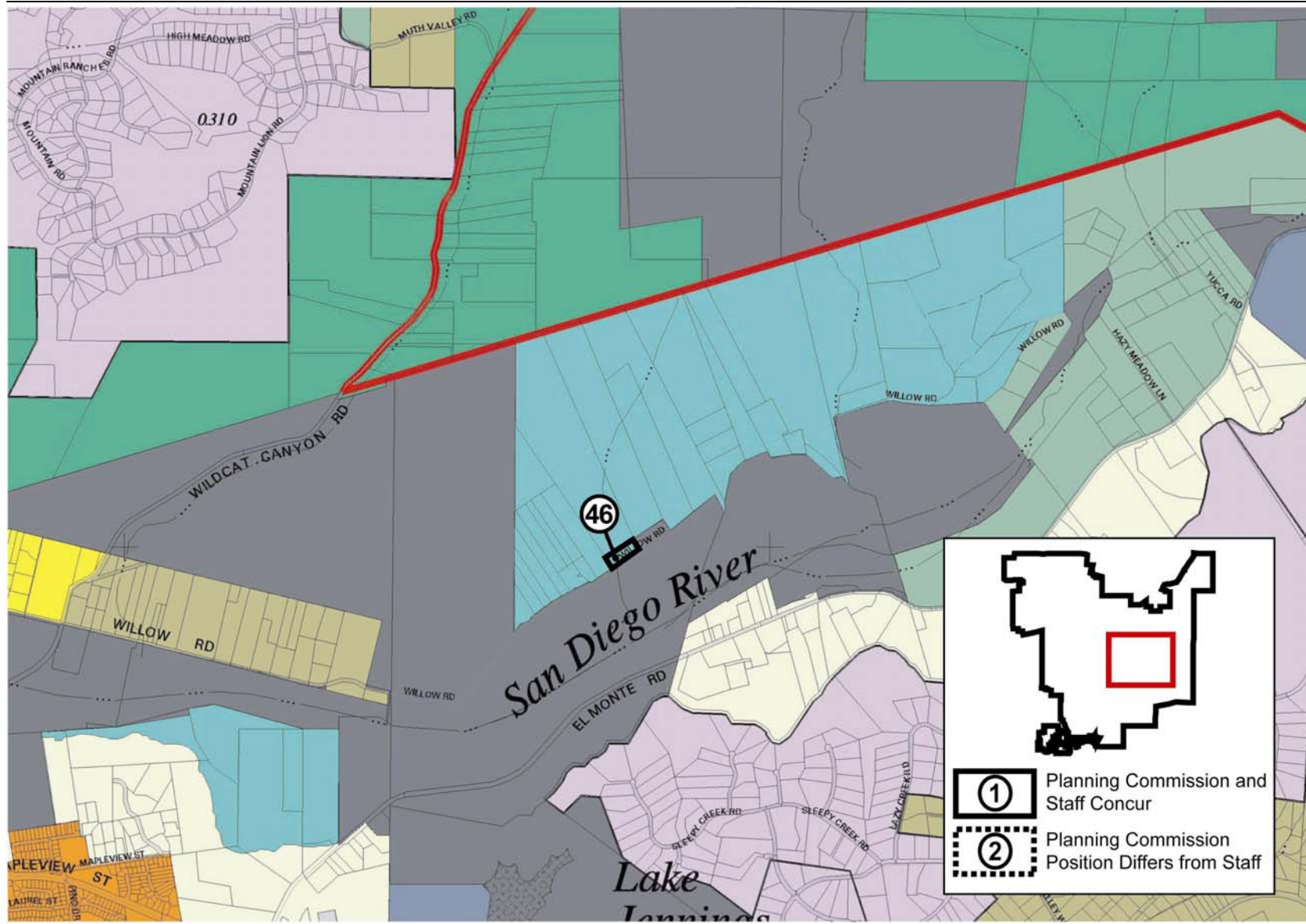
Lakeside (South Moreno Valley)



#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff / Planning Commission	CPG/CSG	Owner(s)		
42	<u>Staff</u> (SR-1) Semi-Rural Residential <u>Planning Commission</u> Concur with staff	(I-1) Limited Impact Industrial	(I-2) Medium Impact Industrial (Scheidel) Commercial (Buchmann; Brzezinski)	<i>Total Area:</i> Approx. 17 acres <i>Current Use:</i> Residential, warehouse and distribution <i>Existing GP:</i> (1) Residential	<ul style="list-style-type: none"> • Located in floodway of San Vicente Creek • Development of a process is needed that will address floodway concerns and recognize community desire to protect existing uses • Staff recommends retaining the existing Residential designation until a process can be put in place that addresses floodway issues.
43	<u>Staff</u> (I-2) Medium Impact Industrial (SR-1) Semi-Rural Residential <u>Planning Commission</u> Concur with staff	(I-2) Medium Impact Industrial change applies to only a portion (10 acres)	(I-3) High Impact Industrial / M54 (Allen)	<i>Total Area:</i> Approx. 14 acres <i>Current Use:</i> Residential, construction services <i>Existing GP:</i> (1) Residential	<ul style="list-style-type: none"> • Industrial designation applies to 4 parcels with a total of 10 acres • Staff recommends retaining the Residential designation on the northern parcels to create a buffer for adjacent residential uses • Industrial area is located on land elevated out of the floodway

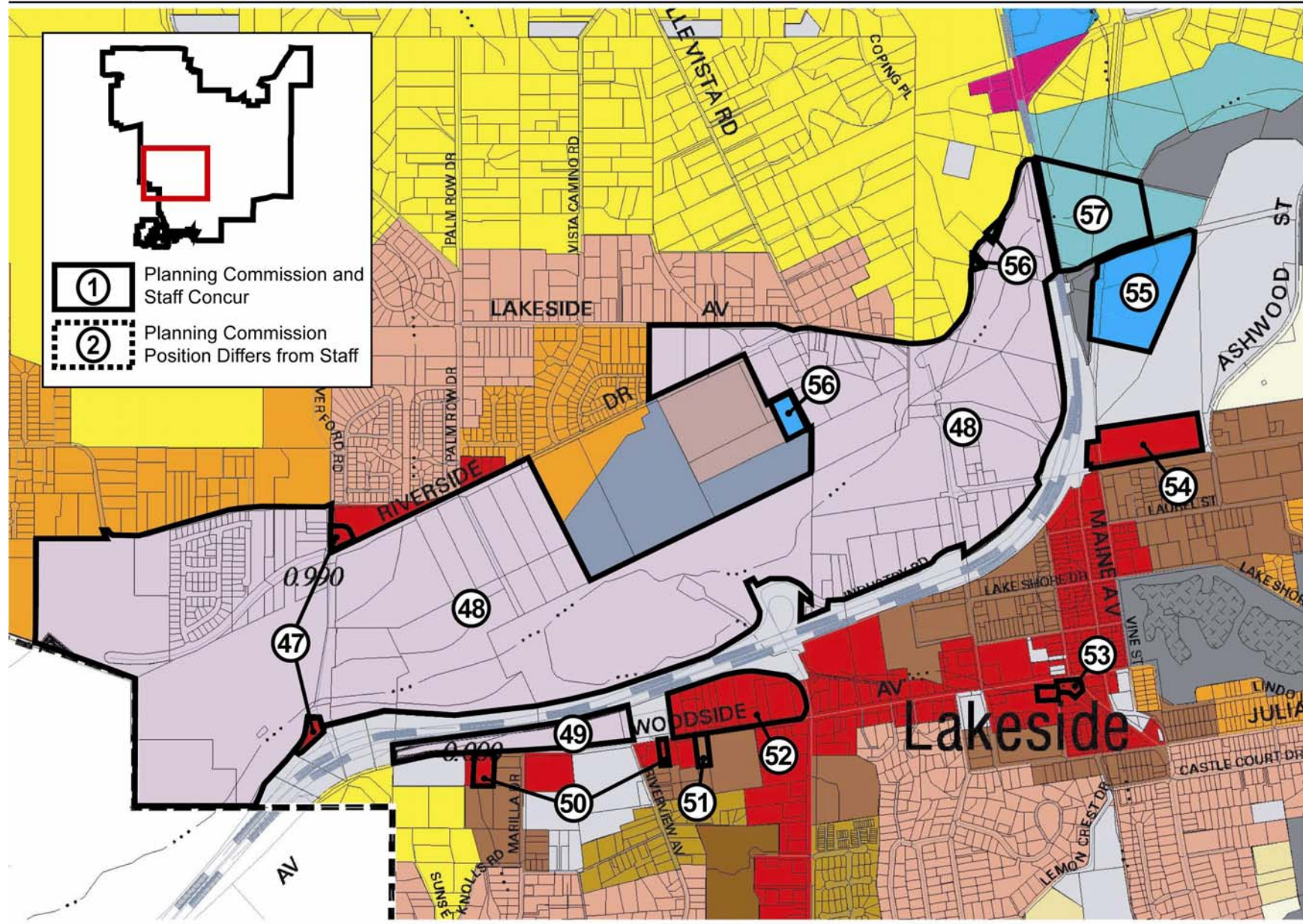
#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff / Planning Commission	CPG/CSG	Owner(s)		
44	<u>Staff</u> (C-4) Rural Commercial (SR-1) Semi-Rural Residential <u>Planning Commission</u> Concur with staff	(C-1) General Commercial	(I-1) Limited Impact Industrial (Kuhner; Olsen; A&B Saw & Lawnmower; Masons)	<i>Total Area:</i> Approx. 9 acres <i>Current Use:</i> Circle K, residential, machine repair, electrical <i>Existing GP:</i> (1) Residential (12) Neighborhood Commercial	<ul style="list-style-type: none"> Recognizes existing business uses Located in semi-rural area at intersection of major roads, Highway 67 and Willow Road/Lakeside Avenue Rural Commercial's requirement for small-scale uses makes it a more appropriate choice than General Commercial Staff recommends retaining the existing Residential designation on southern portion of area because of steep slopes.
45	<u>Staff</u> (SR-1) Semi-Rural Residential (RL-20) Rural Lands <u>Planning Commission</u> Concur with staff	No recommendation submitted	M54 / (I-2) Medium Impact Industrial (McGrath)	<i>Total Area:</i> Approx. 22 acres <i>Current Use:</i> Extractive <i>Existing GP:</i> (1) Residential (24) Impact Sensitive	<ul style="list-style-type: none"> Staff recommends retaining a Residential designation Current zoning, of A70 and S82 (extractive use), is compatible with existing use and with staff's proposed designation Majority of this area is located in the floodplain or floodway

Lakeside (El Monte Valley)



#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff / Planning Commission	CPG/CSG	Owner(s)		
46	<u>Staff</u> (RL-20) Rural Lands <u>Planning Commission</u> Concur with staff	No recommendation submitted	Anything else (Frankel)	<i>Total Area:</i> 2.12 acres <i>Current Use:</i> Undeveloped <i>Existing GP:</i> (24) Impact Sensitive	<ul style="list-style-type: none"> • Staff does not support a change to a commercial or industrial designation • Request would introduce a spot designation on the north side of Willow Road • Located in a rural agricultural area • Zoned S82 (extractive use)

Lakeside (Woodside Avenue)



#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff / Planning Commission	CPG/CSG	Owner(s)		
47	<u>Staff</u> (C-1) General Commercial <u>Planning Commission</u> Concur with staff	No recommendation submitted	No recommendation submitted	<i>Total Area:</i> Less than 1.5 acres <i>Current Use:</i> Commercial, undeveloped <i>Existing GP:</i> (14) Service Commercial	<ul style="list-style-type: none"> • Elimination of Service Commercial designation necessitated a change • Properties are zoned C36 and are consistent with a General Commercial designation • Compatible with surrounding uses
48	<u>Staff</u> Specific Plan Area <u>Planning Commission</u> Concur with staff	No recommendation submitted	Retain existing uses (Lakeside Land; Mission Gunite; Signs; Ortega)	<i>Total Area:</i> USDRIP <i>Current Use:</i> Residential, industrial, open space <i>Existing GP:</i> (21) Specific Plan Area	<ul style="list-style-type: none"> • Staff is not proposing any changes for the USDRIP Specific Plan
49	<u>Staff</u> Specific Plan Area <u>Planning Commission</u> Concur with staff	No recommendation submitted	C37 / M54 (Gibel)	<i>Total Area:</i> Approx. 10 acres <i>Current Use:</i> Undeveloped <i>Existing GP:</i> (22) Public/Semi-Public	<ul style="list-style-type: none"> • Property is zoned S88 and is part of the USDRIP Specific Plan

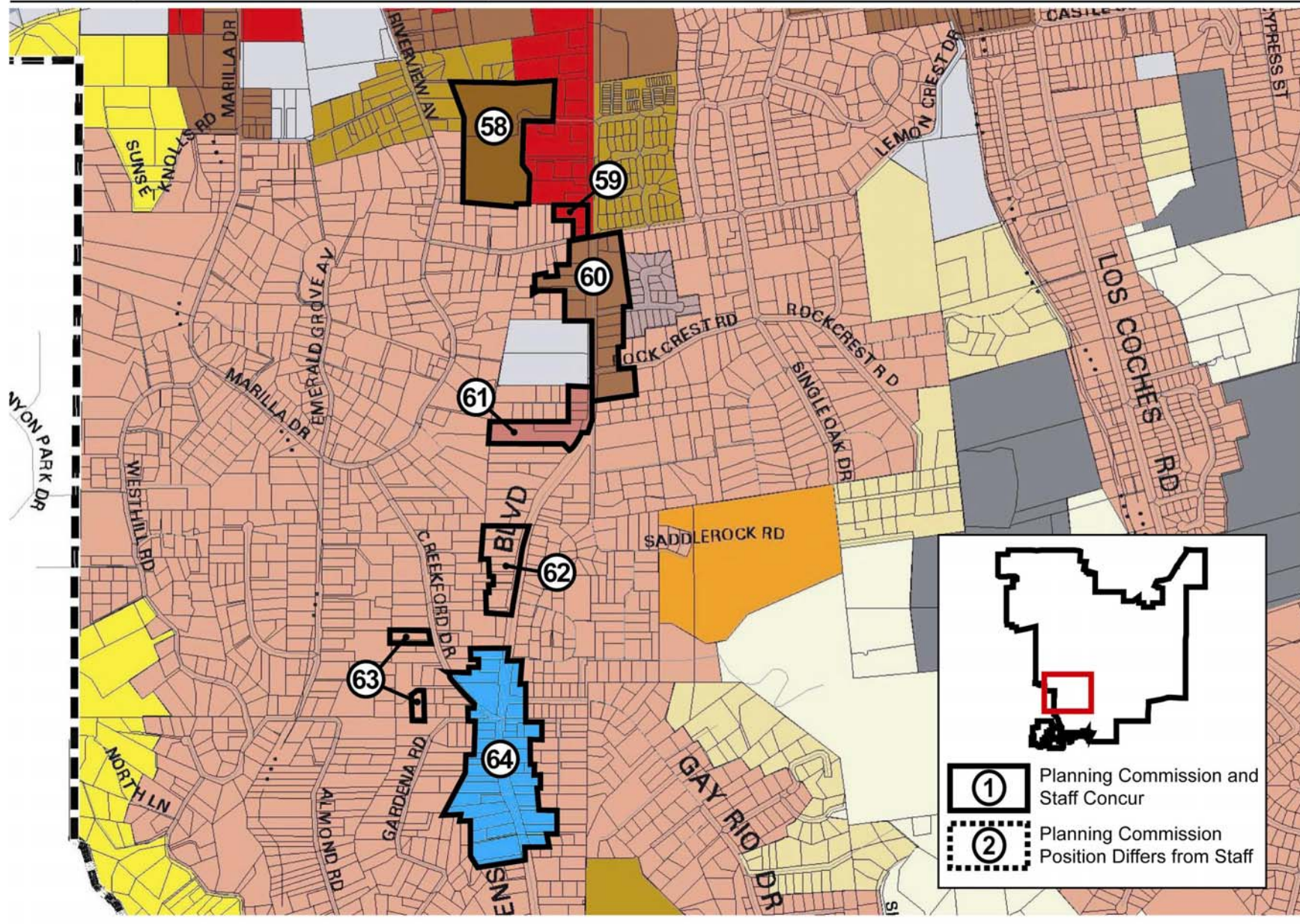
#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff / Planning Commission	CPG/CSG	Owner(s)		
50	<u>Staff</u> (C-1) General Commercial <u>Planning Commission</u> Concur with staff	(C-1) General Commercial for KRC Rock Inc property No recommendation submitted for remainder	Retain existing zoning (Sebby; KRC Rock Inc; Matters; Davila)	<i>Total Area:</i> Approx. 2 acres <i>Current Use:</i> Construction supplies <i>Existing GP:</i> (13) General Commercial	<ul style="list-style-type: none"> Staff agrees with owners' request to retain existing commercial designation
51	<u>Staff</u> Change entire parcel to a single designation of (VR-24) Village Residential <u>Planning Commission</u> Concur with staff	No recommendation submitted	No recommendation submitted	<i>Total Area:</i> 1.65 acres <i>Current Use:</i> Undeveloped <i>Existing GP:</i> (13) General Commercial (10) Residential	<ul style="list-style-type: none"> Long, narrow undeveloped parcel located between multi-family development and commercial uses A single Residential designation is consistent with adjacent residential use and provides a buffer between existing residential and commercial uses

#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff / Planning Commission	CPG/CSG	Owner(s)		
52	<u>Staff</u> (C-1) General Commercial <u>Planning Commission</u> Concur with staff	(C-1) General Commercial	Split zone of commercial and RU29 (Metz)	<i>Total Area:</i> Approx. 13 acres <i>Current Use:</i> Various commercial, residential, civic and industrial uses <i>Existing GP:</i> (14) Service Commercial	<ul style="list-style-type: none"> • Elimination of Service Commercial designation necessitated change • Small area of mixed uses with no predominant use • Located between SR 67 and Woodside Ave. west of Winter Gardens Blvd. • Consistent with surrounding uses of General Commercial and high density Residential • Possibility of a mixed use zone could allow opportunity for some residential use
53	<u>Staff</u> (C-1) General Commercial <u>Planning Commission</u> Concur with staff	No recommendation submitted	Retain current use (Miller – Lakeside Muffler; Bertram)	<i>Total Area:</i> Approx. 1.5 acres <i>Current Use:</i> Church, muffler repair shop <i>Existing GP:</i> (13) General Commercial	<ul style="list-style-type: none"> • Staff agrees with owners' request to retain existing commercial designation • Recognizes existing uses • Surrounded on all sides by existing commercial uses

#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff / Planning Commission	CPG/CSG	Owner(s)		
54	<u>Staff</u> (C-1) General Commercial <u>Planning Commission</u> Concur with staff	No recommendation submitted	No recommendation submitted	<i>Total Area:</i> Approx. 9 acres <i>Current Use:</i> Rodeo grounds <i>Existing GP:</i> (14) Service Commercial	<ul style="list-style-type: none"> • Elimination of Service Commercial designation necessitated a change • Recognizes existing uses • Located near town center and residential uses
55	<u>Staff</u> (I-2) Medium Impact Industrial <u>Planning Commission</u> Concur with staff	No recommendation submitted	No recommendation submitted	<i>Total Area:</i> Approx. 17.5 acres <i>Current Use:</i> Industrial <i>Existing GP:</i> (16) General Impact Industrial	<ul style="list-style-type: none"> • Elimination of General Impact Industrial designation necessitated a change • Recognizes existing uses • Compatible with existing M54 zoning
56	<u>Staff</u> (I-2) Medium Impact Industrial <u>Planning Commission</u> Concur with staff	No recommendation submitted	No recommendation submitted	<i>Total Area:</i> Approx. 3 acres <i>Current Use:</i> Industrial, open space <i>Existing GP:</i> (16) General Impact Industrial	<ul style="list-style-type: none"> • Elimination of General Impact Industrial designation necessitated a change • Recognizes existing uses • Compatible with existing M54 zoning

#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff / Planning Commission	CPG/CSG	Owner(s)		
57	<u>Staff</u> (RL-20) Rural Lands <u>Planning Commission</u> Concur with staff	No recommendation submitted	Retain existing zoning (S82) (Signs)	<i>Total Area:</i> Approx. 19 acres <i>Current Use:</i> Undeveloped <i>Existing GP:</i> (24) Impact Sensitive	<ul style="list-style-type: none"> • Staff recommends retaining a Residential designation • Current zoning of S82 (extractive use) is compatible with a rural residential designation • Majority of area is located in a floodway

Lakeside (Winter Gardens Blvd. North)

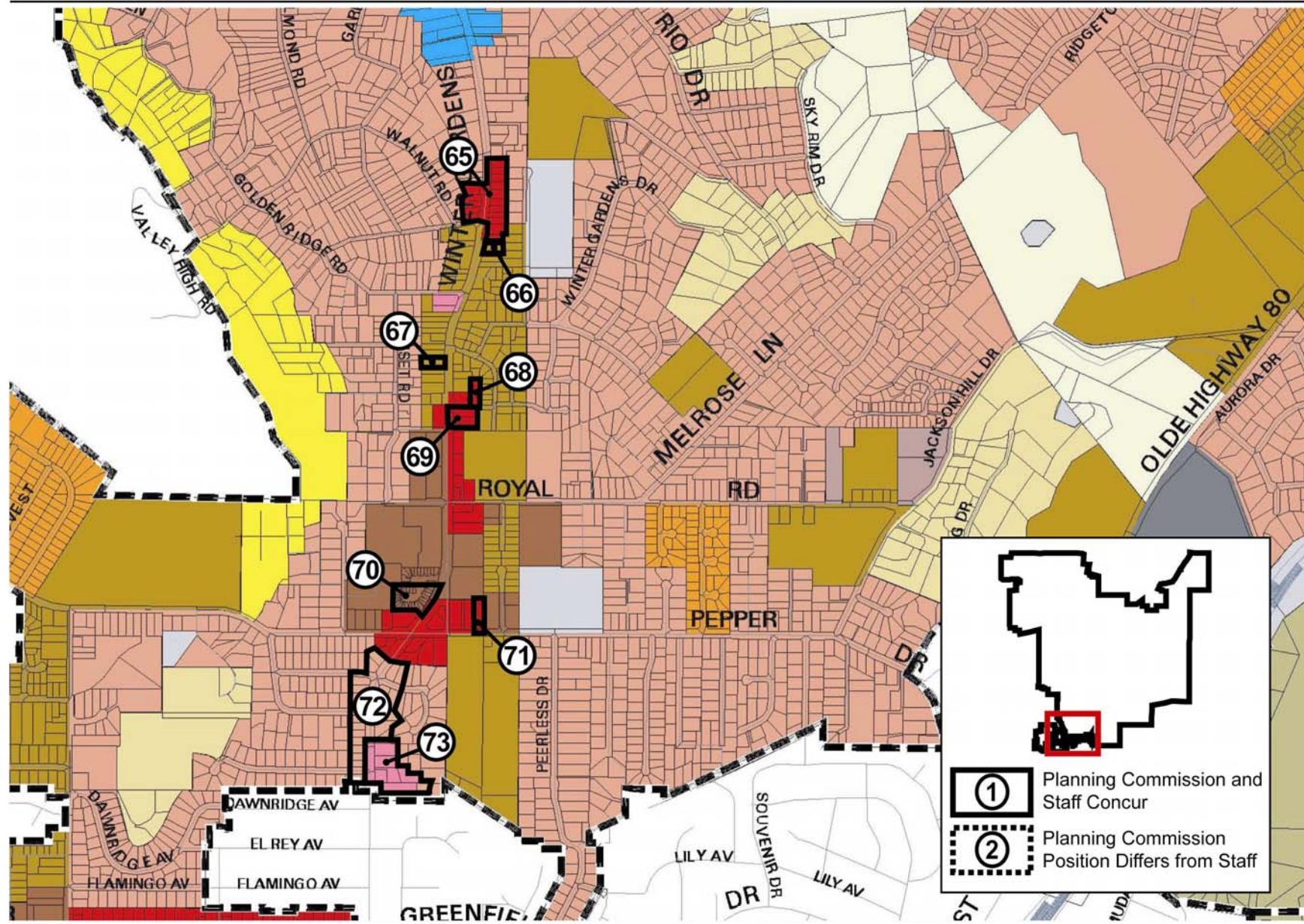


#	Proposed Land Use			Existing Conditions	Rationale for Staff recommendation
	Staff / Planning Commission	CPG/CSG	Owner(s)		
58	<u>Staff</u> (VR-29) Village Residential <u>Planning Commission</u> Concur with staff	No recommendation submitted	No recommendation submitted	<i>Total Area:</i> Approx. 13.5 acres <i>Current Use:</i> Multi-family residential <i>Existing GP:</i> (13) General Commercial	<ul style="list-style-type: none"> Recognizes existing multi-family residential development
59	<u>Staff</u> (C-1) General Commercial <u>Planning Commission</u> Concur with staff	(C-1) General Commercial	No recommendation submitted	<i>Total Area:</i> Approx. 1 acre <i>Current Use:</i> Commercial <i>Existing GP:</i> (14) Service Commercial	<ul style="list-style-type: none"> Elimination of Service Commercial designation necessitated a change Recognizes existing commercial use Consistent with adjacent General Commercial to the north
60	<u>Staff</u> (VR-24) Village Residential <u>Planning Commission</u> Concur with staff	(VR-24) Village Residential	No recommendation submitted	<i>Total Area:</i> Approx. 6.5 acres <i>Current Use:</i> Multi-family residential <i>Existing GP:</i> (11) Office Professional	<ul style="list-style-type: none"> Recognizes existing multi-family residential development

#	Proposed Land Use			Existing Conditions	Rationale for Staff recommendation
	Staff / Planning Commission	CPG/CSG	Owner(s)		
61	<u>Staff</u> (VR-20) Village Residential <u>Planning Commission</u> Concur with staff	(VR-20) Village Residential for Patrick property (VR-24) Village Residential for the remainder	C31 zoning to permit high density residential development (Patrick)	<i>Total Area:</i> Approx. 4.5 acres <i>Current Use:</i> Residential <i>Existing GP:</i> (11) Office Professional (5) Residential	<ul style="list-style-type: none"> Recognizes existing residential development Change to Patrick property is consistent with adjacent development of multi-family residences
62	<u>Staff</u> (VR-4.3) Village Residential <u>Planning Commission</u> Concur with staff	(VR-15) Village Residential	Designation that conforms to existing use (Greywood Kennels; Daniels)	<i>Total Area:</i> Approx. 4 acres <i>Current Use:</i> Dog kennels, storage, plumbing, residences <i>Existing GP:</i> (5) Residential	<ul style="list-style-type: none"> Staff will review increases in residential densities with the Planning Group in conjunction with the Housing Element Kennels are compatible with current residential designation
63	<u>Staff</u> (VR-4.3) Village Residential <u>Planning Commission</u> Concur with staff	No recommendation submitted	Designation that conforms to existing use (Vanderleen; Kennedy's Kennels)	<i>Total Area:</i> Approx. 1.25 acres <i>Current Use:</i> Dog kennels, storage, plumbing <i>Existing GP:</i> (5) Residential	<ul style="list-style-type: none"> Each of these requests are small isolated parcels completely surrounded by residential designations Kennels are compatible with current residential designation

#	Proposed Land Use			Existing Conditions	Rationale for Staff recommendation
	Staff / Planning Commission	CPG/CSG	Owner(s)		
64	<p><u>Staff</u> (I-2) Medium Impact Industrial</p> <p><u>Planning Commission</u> Concur with staff</p>	General Commercial – Outdoor	General Commercial – Outdoor (Gay; Caldwell; Chenoweth; Stoval; Botter; Cornog)	<p><i>Total Area:</i> Approx. 17 acres</p> <p><i>Current Use:</i> Auto repair, towing service, equipment storage, car sales, various commercial uses, residences</p> <p><i>Existing GP:</i> (14) Service Commercial (8) Residential</p>	<ul style="list-style-type: none"> • Elimination of Service Commercial designation necessitated a change • Recognizes existing business uses • Proposes a single designation rather than the existing split designation on parcels located to the west of Winter Gardens • Located along a major road • Forms a cohesive district of compatible uses • Steep slopes physically buffer industrial uses from surrounding residential uses • Medium Impact Industrial designation should be limited to only these parcels and appropriate zoning should be applied

Lakeside (Winter Gardens Blvd. South)



#	Proposed Land Use			Existing Conditions	Rationale for Staff recommendation
	Staff / Planning Commission	CPG/CSG	Owner(s)		
65	<u>Staff</u> (C-1) General Commercial <u>Planning Commission</u> Concur with staff	(C-1) General Commercial (8 parcels) (C-2) Office Professional (2 parcels) (VR-14.5) Village Residential (1 parcel)	Designation that conforms to existing use (Stindt; Kline; Anderson; Hpton; Williams; Butler; Hale; Cook)	<i>Total Area:</i> Approx. 4 acres <i>Current Use:</i> Car repair, construction business, residences <i>Existing GP:</i> (5) Residential (8) Residential	<ul style="list-style-type: none"> • Recognizes existing business uses, many of them are long-established nonconforming uses • Located along a major road • Compatible with surrounding uses • Steep slopes buffer area from surrounding residential uses • TAC should consider a signalized intersection where Sapota meets Winter Gardens • Future development should plan shared access onto Winter Gardens • Designation of northern most parcel as VR-14.5 would produce a single isolated parcel of high density residential • Office professional uses are compatible with the General Commercial designation • Mixed use zoning could permit some multi-family residential development

#	Proposed Land Use			Existing Conditions	Rationale for Staff recommendation
	Staff / Planning Commission	CPG/CSG	Owner(s)		
66	<u>Staff</u> (VR-14.5) Village Residential <u>Planning Commission</u> Concur with staff	General Commercial – Outdoor	Designation that conforms to existing use (Chambers)	<i>Total Area:</i> Less than ½ acre <i>Current Use:</i> Kennel <i>Existing GP:</i> (8) Residential	<ul style="list-style-type: none"> Staff recommends retaining existing residential designation General Commercial designation has the same requirements for a kennel as does a residential designation
67	<u>Staff</u> (VR-14.5) Village Residential <u>Planning Commission</u> Concur with staff	No recommendation submitted	General Commercial – Outdoor (Rossman)	<i>Total Area:</i> Less than ½ acre <i>Current Use:</i> Residential <i>Existing GP:</i> (8) Residential	<ul style="list-style-type: none"> Staff recommends retaining existing residential designation General Commercial designation on this single property is not compatible with adjacent uses and would create an island of outdoor storage surrounded by residential uses
68	<u>Staff</u> (C-1) General Commercial <u>Planning Commission</u> Concur with staff	(C-1) General Commercial	General Commercial – Outdoor (Nurse Stucco, Inc)	<i>Total Area:</i> Less than ½ acre <i>Current Use:</i> Stucco business <i>Existing GP:</i> (8) Residential	<ul style="list-style-type: none"> Small parcel adjacent to existing General Commercial designation General Commercial designation is compatible with surrounding uses Recognizes existing use

#	Proposed Land Use			Existing Conditions	Rationale for Staff recommendation
	Staff / Planning Commission	CPG/CSG	Owner(s)		
69	<u>Staff</u> (C-1) General Commercial <u>Planning Commission</u> Concur with staff	No recommendation submitted	Designation that conforms to existing use (Antonacci)	<i>Total Area:</i> Less than 1 acre <i>Current Use:</i> Various commercial uses <i>Existing GP:</i> (13) General Commercial	<ul style="list-style-type: none"> Staff is not recommending any change to this existing General Commercial area
70	<u>Staff</u> (VR-24) Village Residential <u>Planning Commission</u> Concur with staff	No recommendation submitted	No recommendation submitted	<i>Total Area:</i> Approx. 1.5 acres <i>Current Use:</i> Residences <i>Existing GP:</i> (13) General Commercial	<ul style="list-style-type: none"> Recognizes existing residential development
71	<u>Staff</u> (C-1) General Commercial <u>Planning Commission</u> Concur with staff	No recommendation submitted	General Commercial – Outdoor (Worley)	<i>Total Area:</i> 0.56 acres <i>Current Use:</i> Residential <i>Existing GP:</i> (9) Residential	<ul style="list-style-type: none"> Adjacent to existing General Commercial designation Located on Pepper Drive, near intersection with Winter Gardens Compatible with surrounding uses

#	Proposed Land Use			Existing Conditions	Rationale for Staff recommendation
	Staff / Planning Commission	CPG/CSG	Owner(s)		
72	<u>Staff</u> (VR-4.3) Village Residential <u>Planning Commission</u> Concur with staff	(C-2) Office Professional	No recommendation submitted	<i>Total Area:</i> Approx. 10 acres <i>Current Use:</i> Residential <i>Existing GP:</i> (12) Neighborhood Commercial	<ul style="list-style-type: none"> Recognizes existing residential development Possible future zoning changes that are compatible with a residential designation could permit some low-impact home businesses
73	<u>Staff</u> (C-2) Office Professional (VR-4.3) Village Residential <u>Planning Commission</u> Concur with staff	(C-2) Office Professional	No recommendation submitted	<i>Total Area:</i> Approx. 4 acres <i>Current Use:</i> Residential, commercial, undeveloped <i>Existing GP:</i> (13) General Commercial (12) Neighborhood Commercial	<ul style="list-style-type: none"> Creates a small district of Office Professional uses rather than strip development Located on major road Compatible with residential uses and a large church directly south in the City of El Cajon

Otay

Overview

There are no commercial, office or industrial land uses proposed for this area as existing commercial and industrial lands located within Specific Plan Areas adequately serve the population.

Key Issues

- All commercial and industrial uses are part of Specific Plans
- The Otay Mesa Specific Plan consists primarily of industrial uses
- Potential new border crossing would help facilitate industrial uses

Planning Group Direction

There is no Planning or Sponsor Group representation for this area.

Additional Staff Analysis/ Recommendations

No additional commercial, office or industrial land uses are planned for this subregion.

Planning Commission

The Planning Commission concurs with staff's recommendation.

ERA Needs Analysis (all numbers in gross acres)

	<i>Projected Demand</i>	<i>Existing General Plan</i>	<i>Surplus/ (Deficit)</i>	<i>Proposed General Plan</i>	<i>Surplus/ (Deficit)</i>
Commercial	23	318	295	318	295
Industrial	19	2,424	2,405	2,424	2,405
Office	10	0	(10)	0	(10)

Note: All numbers are rounded to the nearest whole number.

Source: Economics Research Associates, County of San Diego

Ramona

Overview

Commercial uses within the community are focused in a linear strip along Main Street, which is also a regional highway. The Planning Group and staff concur that while the existing commercial strip should be retained it should be limited to the boundaries of Etcheverry and Third Streets. Any expansion of commercial uses should occur along roads that run parallel to Main Street, widening, rather than lengthening, the existing commercial strip. Ramona also has large areas currently designated as Service Commercial or Office Professional that have developed into a mix of residential and light industrial uses. An ongoing, comprehensive planning effort for the Ramona town center will determine the final land use mix for these areas.

Some lands currently planned for industrial use are constrained by environmental conditions such as floodplain and sensitive habitat. Staff and the Planning Group recommend removing commercial and industrial designations on lands located in the Santa Maria Creek floodway. Staff and the Planning Group do not agree on expanding industrial uses to the north of the existing industrial district (not to extend north of Poplar Street). Due to lack of undeveloped, unconstrained, and serviceable land is limited, no additional industrial land is being proposed outside the village. The end result is a potential shortage of industrial land, depending on the economic development goals of the community.

Key Issues

- Many vacant parcels of commercial land on Main Street are constrained by vernal pools, although there is a sufficient surplus of developable commercial land to meet projected need
- Industrial properties near town center are constrained by Santa Maria Creek floodplain
- Industrial properties near Ramona airport are constrained by sensitive habitat
- The ongoing Town Center planning workshops will determine the final mix and intensities of commercial land uses for Ramona
- Proposal to extend Limited Impact Industrial has generated considerable controversy (see Matrix items 2 and 3) – with the majority of area residents opposing industrial uses

Planning Group Direction

- The commercial area shall be limited to the area between Etcheverry and Third Streets. Any new commercial lands should widen rather than extend the commercial strip
- Widen the commercial area for one block bounded by 16th, Day, La Brea, and Main Streets
- Industrial area to exclude the Santa Maria Creek and should not be expanded to the north
- Explore alternative industrial sites that are not constrained, have adequate traffic infrastructure, and that offer minimal impact to surrounding residential neighborhoods

**Additional Staff Analysis/
Recommendations**

- Staff supports Planning Group direction on commercial land uses but recommends expansion of industrial uses along Highway 78 north to Poplar Street. Staff recommends the continuation of the Town Center workshops to determine the final non-residential land use mix for the town center area.
- The addition of new industrial lands (north to Poplar Street) is intended to replace lands in the floodplain. Although the resulting total is consistent with the ERA needs analysis, there is little flexibility if market forces require more space than is projected.

**Planning Commission
Recommendations**

The Planning Commission concurred with the Planning Group on recommendation #2 and concurred with staff on the remaining recommendations, directing staff to reconcile the industrial issue on recommendation #5.

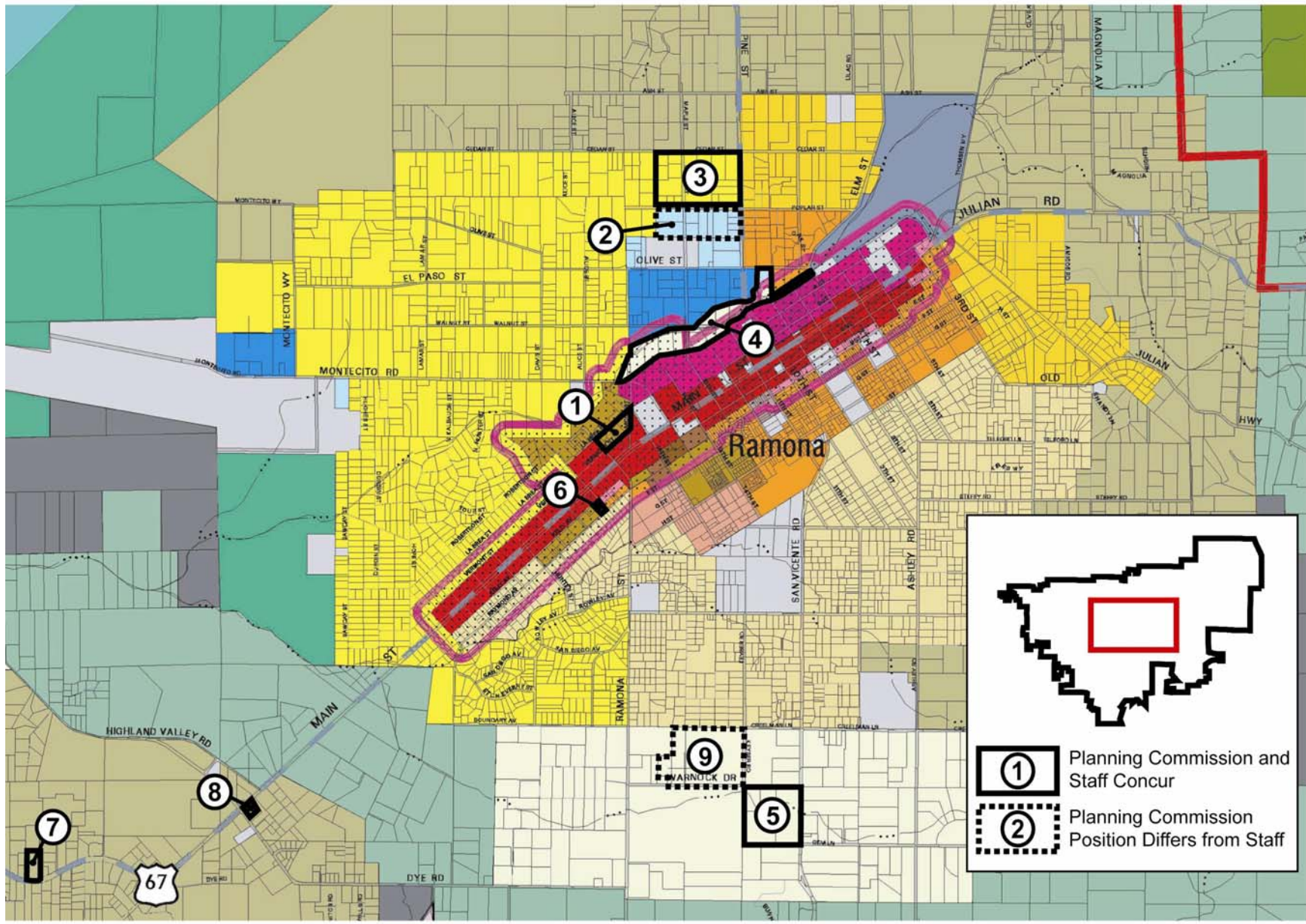
ERA Needs Analysis
(all numbers in gross acres)

	<i>Projected Demand</i>	<i>Existing General Plan</i>	<i>Surplus/ (Deficit)</i>	<i>Proposed General Plan</i>	<i>Surplus/ (Deficit)</i>
Commercial	103	287	184	399	296
Industrial	72	364	292	185	113
Office	30	97	67	18	(12)

Note: All numbers are rounded to the nearest whole number.

Source: Economics Research Associates, County of San Diego

Ramona (portion of)



#	Proposed Land Use			Existing Conditions	Rationale for Staff recommendation
	Staff / Planning Commission	CPG/CSG	Owner(s)		
1	<p><u>Staff</u> (C-1) General Commercial</p> <p><u>Planning Commission</u> Concur with staff</p>	(C-1) General Commercial	No formal recommendation submitted – although request was made at CPG meeting	<p><i>Total Area:</i> 6.4 acres</p> <p><i>Current Use:</i> Residential</p> <p><i>Existing GP:</i> (8) Village Residential</p>	<ul style="list-style-type: none"> Located within village center Discourages strip commercial development by proposing a designation that would widen rather than lengthen existing commercial district Area surrounded on three sides by commercial development
2	<p><u>Staff</u> (I-1) Limited Impact Industrial</p> <p><u>Planning Commission</u> (SR-1) Semi-Rural Residential</p>	(SR-1) Semi-Rural Residential	(I-1) Limited Impact Industrial (Williams)	<p><i>Total Area:</i> 27.36 acres</p> <p><i>Current Use:</i> Estate Residential; Agricultural</p> <p><i>Existing GP:</i> (1) Residential</p>	<ul style="list-style-type: none"> An area is needed to replace industrial lands removed due to environmental constraints Adjacent to existing industrial district and low-density residential area. Further expansion of industrial use to the north would create conflicts with residential land uses. Within service areas for water and sewer <p><i>Note: This proposal has generated both support and opposition from many area residents</i></p>

#	Proposed Land Use			Existing Conditions	Rationale for Staff recommendation
	Staff / Planning Commission	CPG/CSG	Owner(s)		
3	<p><u>Staff</u> (SR-1) Semi-Rural Residential</p> <p><u>Planning Commission</u> No Planning Commission Direction</p>	(SR-1) Semi-Rural Residential	<p>(I-1) Limited Impact Industrial (Myers) (Long) (Encinas) (Liu)</p> <p>(SR-1) Semi-Rural Residential (Arsham) (Hughes) (Scott)</p>	<p><i>Total Area:</i> Approx. 73.84 acres</p> <p><i>Current Use:</i> Agricultural; Estate Residential; Undeveloped</p> <p><i>Existing GP:</i> (19) Intensive Agriculture</p>	<ul style="list-style-type: none"> • Area has current residential uses • Potential for conflicts with neighboring residential • Opposition from area residents • Requests received past Planning Commission report deadline
4	<p><u>Staff</u> (SR-4) Semi-Rural Residential</p> <p><u>Planning Commission</u> Concur with staff</p>	(SR-4) Semi-Rural Residential	No recommendation submitted	<p><i>Total Area:</i> 52.93 acres</p> <p><i>Current Use:</i> Industrial; Undeveloped</p> <p><i>Existing GP:</i> (15) Limited Impact Industrial (16) General Industrial</p>	<ul style="list-style-type: none"> • Areas is within the Santa Maria Creek floodway and inappropriate for industrial uses

#	Proposed Land Use			Existing Conditions	Rationale for Staff recommendation
	Staff / Planning Commission	CPG/CSG	Owner(s)		
5	<u>Staff</u> (SR-4) Semi-Rural Residential <i>(allow GPA process to determine future use)</i> <u>Planning Commission</u> Concur with staff	No formal recommendation	(C-1) General Commercial (I-1) Limited Impact Industrial (Monetta)	<i>Total Area:</i> 37.98 acres <i>Current Use:</i> Agricultural <i>Existing GP:</i> (19) Intensive Agricultural	<ul style="list-style-type: none"> Owner has asked that GP2020 to not consider this request since he has a GPA project submitted to DPLU for General Commercial and Limited Impact Industrial. The GPA will continue to be reviewed separately.
6	<u>Staff</u> (C-2) Office Professional <u>Planning Commission</u> Concur with staff	Group has supported variance to allow for requested use but not a General Plan change	(VR-7.3) Village Residential (Quisenberry)	<i>Total Area:</i> Less than 0.5 acres <i>Current Use:</i> Residential <i>Existing GP:</i> (11) Office Professional	<ul style="list-style-type: none"> Request is to allow for a single-family home Surrounded by Office-Professional designation; change would require a larger area to be re-designated Proposed use could be permitted without the requested change. It requires a change to the building type designator
7	<u>Staff</u> (SR-2) Semi-Rural Residential <u>Planning Commission</u> Concur with staff	Address through zoning	Commercial (Vengler)	<i>Total Area:</i> 4.78 acres <i>Current Use:</i> Commercial <i>Existing GP:</i> (17) Estate Residential	<ul style="list-style-type: none"> Located outside Village area Inconsistent with Community Plan Policy Current use is non-conforming Can be addressed through Zoning Ordinance revisions

#	Proposed Land Use			Existing Conditions	Rationale for Staff recommendation
	Staff / Planning Commission	CPG/CSG	Owner(s)		
8	<u>Staff</u> (SR 2) Semi-Rural Residential <u>Planning Commission</u> Concur with staff	(SR 2) Semi-Rural Residential	Commercial or Industrial (Lemus)	<i>Total Area:</i> 1.1 acres <i>Current Use:</i> Residential <i>Existing GP:</i> (17) Estate Residential	<ul style="list-style-type: none"> • Located outside Village area • Located at high-traffic intersection (Highway 67 and Dye Rd). Access to a commercial use would cause significant traffic impacts. • No demonstrated need for use requested
9	<u>Staff</u> (SR 1) Semi-Rural Residential <u>Planning Commission</u> No Planning Commission Direction	Not received in time for Planning Group consideration	Industrial (Vander Woude)	<i>Total Area:</i> 51.78 acres <i>Current Use:</i> Agriculture <i>Existing GP:</i> (20) General Agriculture	<ul style="list-style-type: none"> • Located outside Village area • Potential to encourage 'leapfrog' development • Area not currently served with sufficient infrastructure • Request received past Planning Commission report deadline

Ramona Grasslands

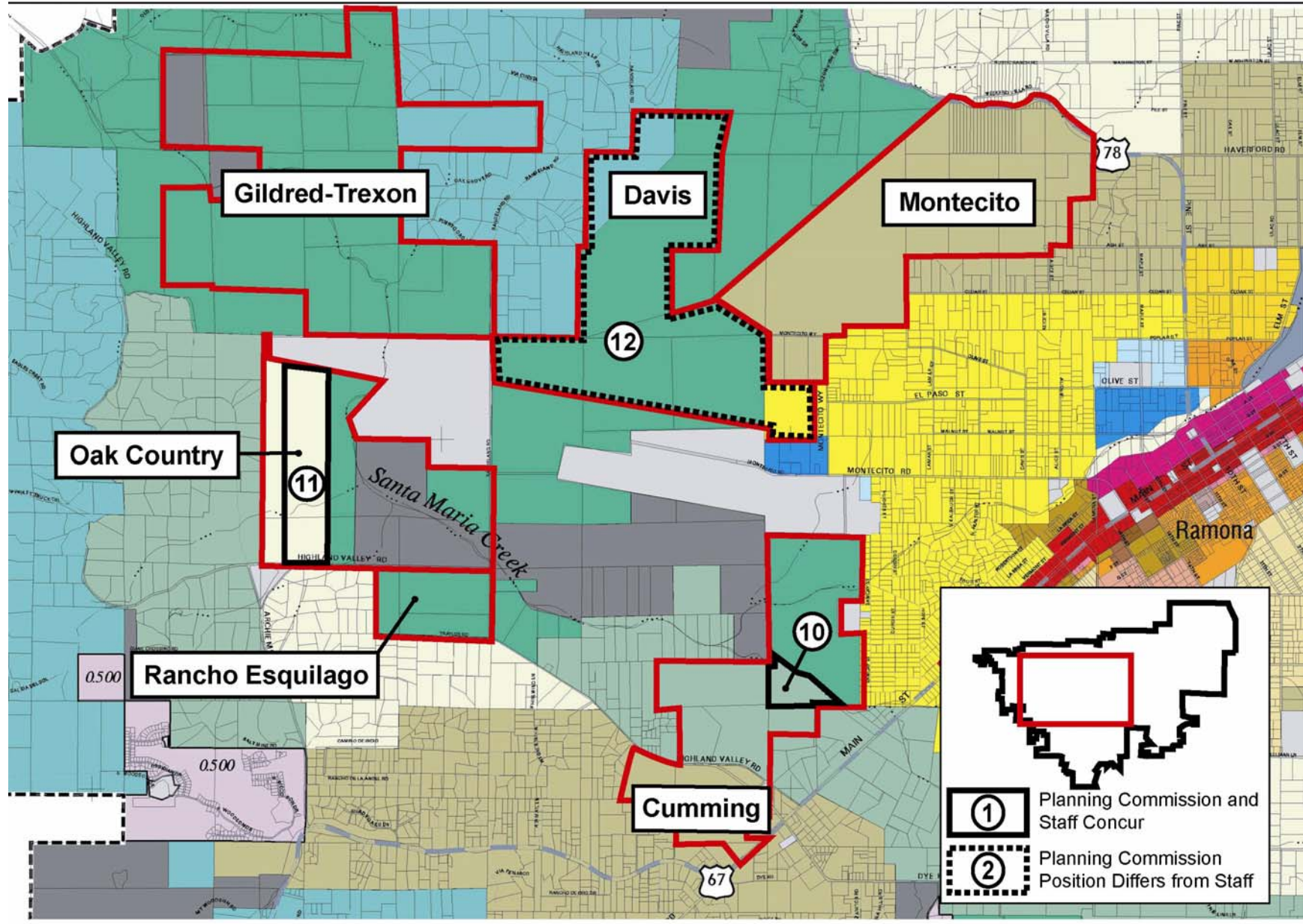
Background & Update

The Ramona Grasslands Project has been a combined effort of the Multiple Species Conservation Program, General Plan 2020 Staff, and property owners to preserve biologically sensitive grasslands while allowing for appropriate development in the community of Ramona. This project was initiated in 2002 as a part of the Multiple Species Conservation Program (MSCP). Using the biological information generated by the MSCP along with General Plan 2020 planning criteria, staff worked closely with landowners in the identified project area to determine appropriate locations and intensities for development.

Staff has completed the Ramona Grasslands Project, concluding more than two years of dialogue with property owners. Working closely with property owners, staff has finalized the land use distribution for this special study area with the exception of one anticipated change to the Rancho Esquilago project location. Consensus has been reached regarding the densities on all former Specific Plan Areas, excluding the Davis/ Eagle Ranch property. Per the Board direction of April, 2004, Staff has held additional discussions or meetings with representatives of this area to attempt to reach agreement. The map below illustrates the various Specific Plan Areas or properties included in the Ramona Grasslands special study area. The matrix highlights locations where consensus was not reached or where changes were made subsequent to the May 2004 Board of Supervisors hearings.

NOTE: The strategy for protecting the Ramona Grasslands originally included a Transfer or Purchase of Development Rights Program. The envisioned intent of such a program was to preserve the sensitive portions of the Grasslands by allowing owners of these lands to exchange (or sell) development “credits” with property owners in more developable locations. However, general consensus has been reached on the majority of the land use designations in this area without the implementation of such a program to date. Staff may continue to explore opportunities for the creation of a TDR or PDR program at the regional scale and may ultimately apply this approach in portions of the Grasslands.

Ramona Grasslands



#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff / Planning Commission	CPG/CSG	Owner(s)		
10	<u>Staff</u> (SR-10) Semi-Rural Residential <u>Planning Commission</u> Concur with staff	No recommendation submitted	(SR-10) Semi-Rural Residential (Cumming Ranch - Driscoll)	<i>Total Area:</i> Approximately 40 acres <i>Current Use:</i> Residential project in process <i>Existing GP:</i> (21) Specific Plan Area	<ul style="list-style-type: none"> Request maintains wildlife corridor Sensitive resources (creek) buffered Project supports wildlife corridors and preserves sensitive lands in key areas
11	<u>Staff</u> (SR-4) Semi-Rural Residential <u>Planning Commission</u> Concur with staff	No recommendation submitted	(SR-4) Semi-Rural Residential (Oak Country Estates - White)	<i>Total Area:</i> Approx. 160 acres <i>Current Use:</i> Residential project in process <i>Existing GP:</i> (21) Specific Plan Area	<ul style="list-style-type: none"> Project includes large conservation areas that protect core habitat area Reflects approved project, Oak Country

#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff / Planning Commission	CPG/CSG	Owner(s)		
12	<p><u>Staff</u> (RL-40) Rural Lands (RL-20) Rural Lands (SR-1) Semi-Rural Residential</p> <p><u>Planning Commission</u> Concur with Residential designations, however directed staff to reassess Industrial requests with community during Industrial review</p>	No recommendation submitted	Higher Residential density and Industrial lands (Davis/Eagle Ranch, Greene)	<p><i>Total Area:</i> Residential: 1,027 acres Industrial: 204 acres</p> <p><i>Current Use:</i> Undeveloped</p> <p><i>Existing GP:</i> (21) Specific Plan Area</p>	<ul style="list-style-type: none"> Increased development would heavily impact critical wildlife corridor and core areas Portions of existing Industrial lands located in this area are currently under-developed Consistent with community model Additional development potential provided within ownership adjacent to existing town

Ramona Town Center

Key Issues

- Future growth should be focused toward the town core in keeping with GP2020 concepts
- Ramona's historic architectural character has been significantly altered by haphazard newer development
- Main Street is a state highway carrying significant traffic loads, discouraging pedestrian use

Planning Process



The Ramona Town Center (or “Village”) planning process is a community-based effort to comprehensively plan Ramona's central business and residential district. This process is anticipated to develop a comprehensive plan for this area. The plan will identify design standards, zoning regulations and capital improvement projects that will determine how the Village will ultimately look and feel, and the services that will likely be provided there over the next twenty years.

- *Initial Charette*- This effort began as a result of the Ramona Village Design Workshops held in the summer of 2003. At these widely attended workshops, participants voted to follow Fallbrook's success with the Fallbrook Economic Revitalization Plan and to seek funds for the development of a tailored zoning plan for the Village area. The creation of custom zones and a comprehensive plan for this location will give the community greater control in shaping the appearance, functionality and overall character of Ramona's town center as the “heart” of the community. The County of San Diego received a \$50,000 grant to begin developing such a plan based on the fundamental concepts generated at the workshop.

These concepts include the creation of a more pedestrian-friendly environment along portions of historic Main Street through traffic mitigation measures and the addition of pedestrian enhancements to the street and sidewalks. Design features would include signage, street landscaping, and architectural standards that respect and contribute to the local context. The incorporation of a linear park and numerous pocket parks are also key ideas.

- *Workshops*- In order to complete the General Plan 2020 maps and to set the stage for the development of the custom plan for this area, staff held six community workshops and attended two Planning Group meetings between October 2004 and January 2005. Through these workshops, the community agreed upon general areas that would be appropriate for

higher residential densities, and began dialogue regarding the nature and location of industrial lands within Ramona. The community also agreed to generally support retaining the existing amount and location of Commercial lands within Ramona's town center. Additional details remain to be discussed with regard to the type of commercial that will be designated in portions of this area. Staff anticipates meeting with the community and receiving a formal recommendation on this issue in the upcoming months.

In addition, the community has established design parameters for higher density residential development in the town center. These parameters will be incorporated into design standards for the community and the expected tailored zoning plan for this portion of Ramona.

- *Planning Group*- Many members of the Ramona Community Planning Group have been active participants in the Ramona Design Workshops. Workshop announcements have been sent to Planning Group members prior to each meeting. Staff has attended four Planning Group meetings to provide formal updates on the workshops. The products developed at the workshops and through the implementation of the Community Development Block Grant will ultimately be available for the Ramona Planning Group to review and to vote upon.
- *Next Steps*- The community has set the framework for the Plan through the Ramona Design and Housing Workshops. On March 23, 2005, Supervisor Dianne Jacob directed the creation of the Ramona Village Design Committee (RVDC). The Ramona Village Design Committee will work on the details of the Plan including zoning, design, and capital improvement projects. Information on the town center planning process and on General Plan 2020 will continue to be available to the community at public meetings and through via our website.

Spring Valley

Overview

Spring Valley is one of the most densely populated and built out communities in the entire unincorporated County. Spring Valley has no defined town center, and very little undeveloped land available for commercial development without redevelopment assistance. Commercial designated lands are scattered throughout the community, however, the major concentration of commercial areas are situated along the major roads and key intersections. These commercial areas include Troy Street, Sweetwater Road, Jamacha Road and Blvd., and along Sweetwater Springs Blvd. Minimal change is proposed for existing commercial areas. However, some currently designated Service Commercial areas are recommended to change to a General Commercial designation to reflect established development patterns.

Industrial uses are located in three separate areas dispersed throughout the community, with a fourth industrial location designated at the current site of the Spring Valley Swap Meet. Incompatible uses are common issues in areas with existing Service Commercial and General Impact Industrial designations. In order to reflect existing uses, most areas currently designated as Service Commercial were re-designated as Limited or Medium Impact Industrial designations. In response to Planning Group requests, some industrial areas located next to schools or high-density residential developments were re-designated to Limited Impact Industrial.

Key Issues

- Proposed designation changes along Bancroft Drive/Jamacha Road could cause some existing businesses to become non-conforming uses
- Incompatible mix of existing land uses creates difficulty in planning cohesive commercial/industrial districts
- In areas where existing heavy commercial and/or industrial uses are located immediately adjacent to residences, it is difficult to provide an appropriate land use buffer to separate these incompatible uses

Planning Group Direction

- Supports Limited Impact Industrial on most existing Service Commercial and General Impact Industrial areas
- The community has expressed a desire to change the character of the land uses within the existing Service Commercial and Industrial land use designations to encourage uses that are compatible with the surrounding residences
- Recommends that the current General Plan designation be changed from General Impact Industrial to (I-1) Limited Impact Industrial for all parcels abutting the north side of Jamacha Road (from Leland Street to Grand Avenue)
- Recommends a residential General Plan designation for the large area currently occupied by the Spring Valley Swap Meet

**Additional Staff Analysis/
Recommendations**

- Staff supports the majority of the Planning Group's recommendations, with the following exceptions:
- Recommends a (I-2) Medium Impact Industrial designation for an existing heavy industrial area located in the vicinity of the northwest corner of Jamacha Road and Grand Avenue. The proposed (I-2) designation recognizes an existing industrial district characterized by heavy industrial uses (with outdoor storage)
- Recommends retaining the (I-1) Limited Impact Industrial designation for the swap meet area. This area is highly disturbed and currently under-utilized. The area is south of Jamacha Boulevard and east of State Route 125 and provides an appropriate location for the development of future light industrial uses and is designated Limited Impact Industrial on the existing General Plan

**Planning Commission
Recommendations**

The Planning Commission concurs with staff's recommendations.

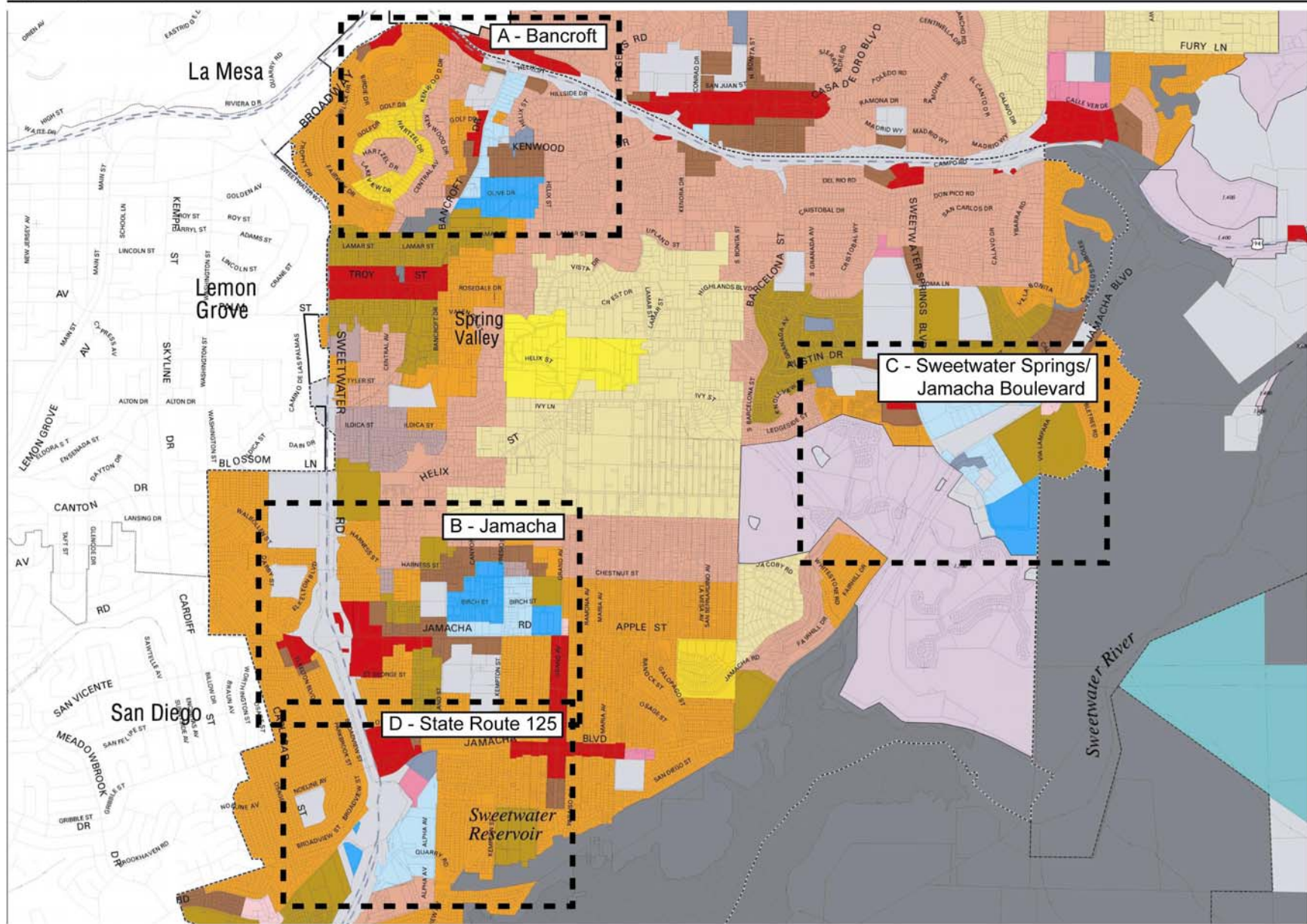
ERA Needs Analysis
(all numbers in gross acres)

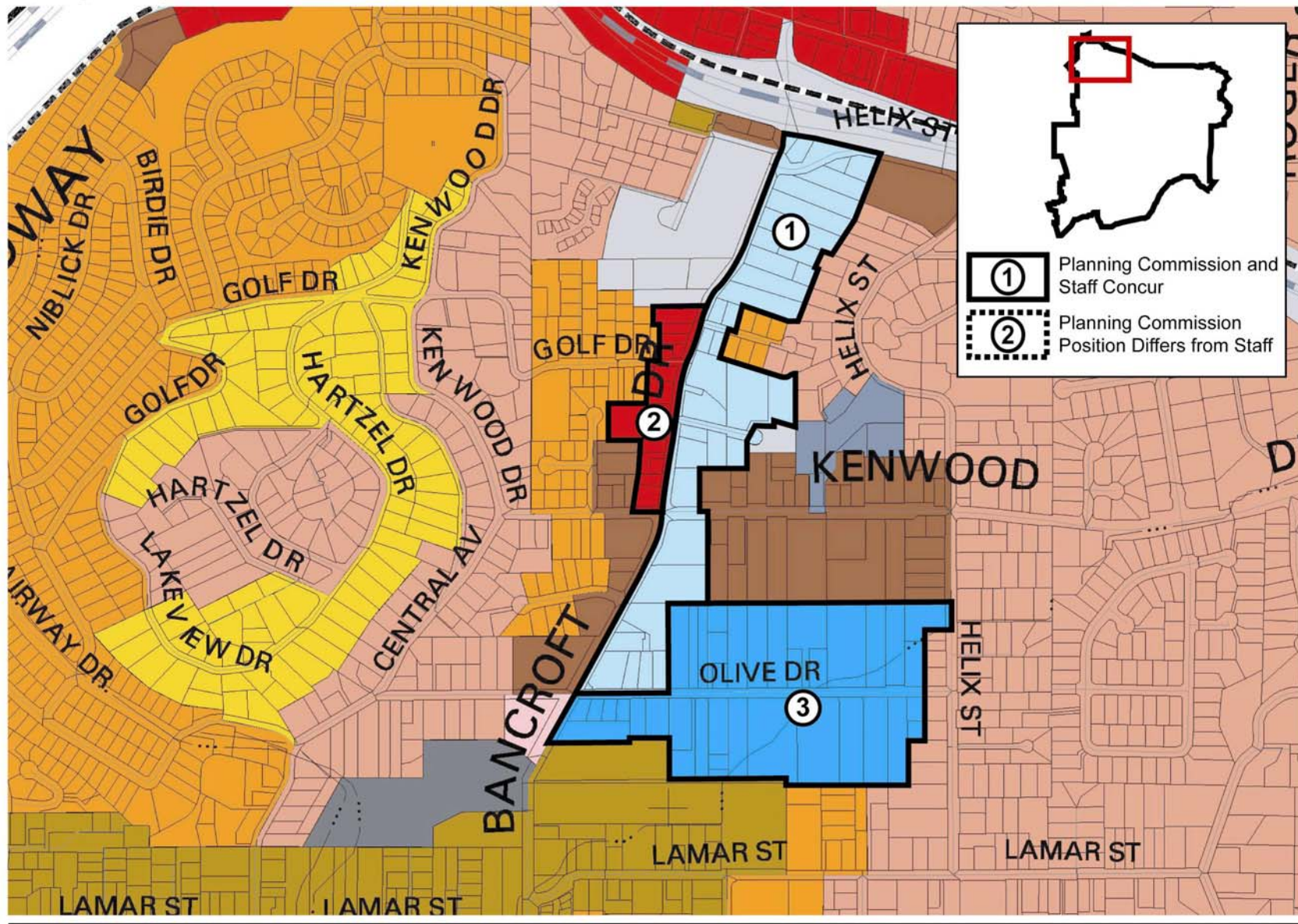
	<i>Projected Demand</i>	<i>Existing General Plan</i>	<i>Surplus/ (Deficit)</i>	<i>Proposed General Plan</i>	<i>Surplus/ (Deficit)</i>
Commercial	95	215	120	231	136
Industrial	83	387	304	285	202
Office	28	29	1	15	(13)

Note: All numbers rounded to the nearest whole number.

Source: Economics Research Associates, County of San Diego

Spring Valley

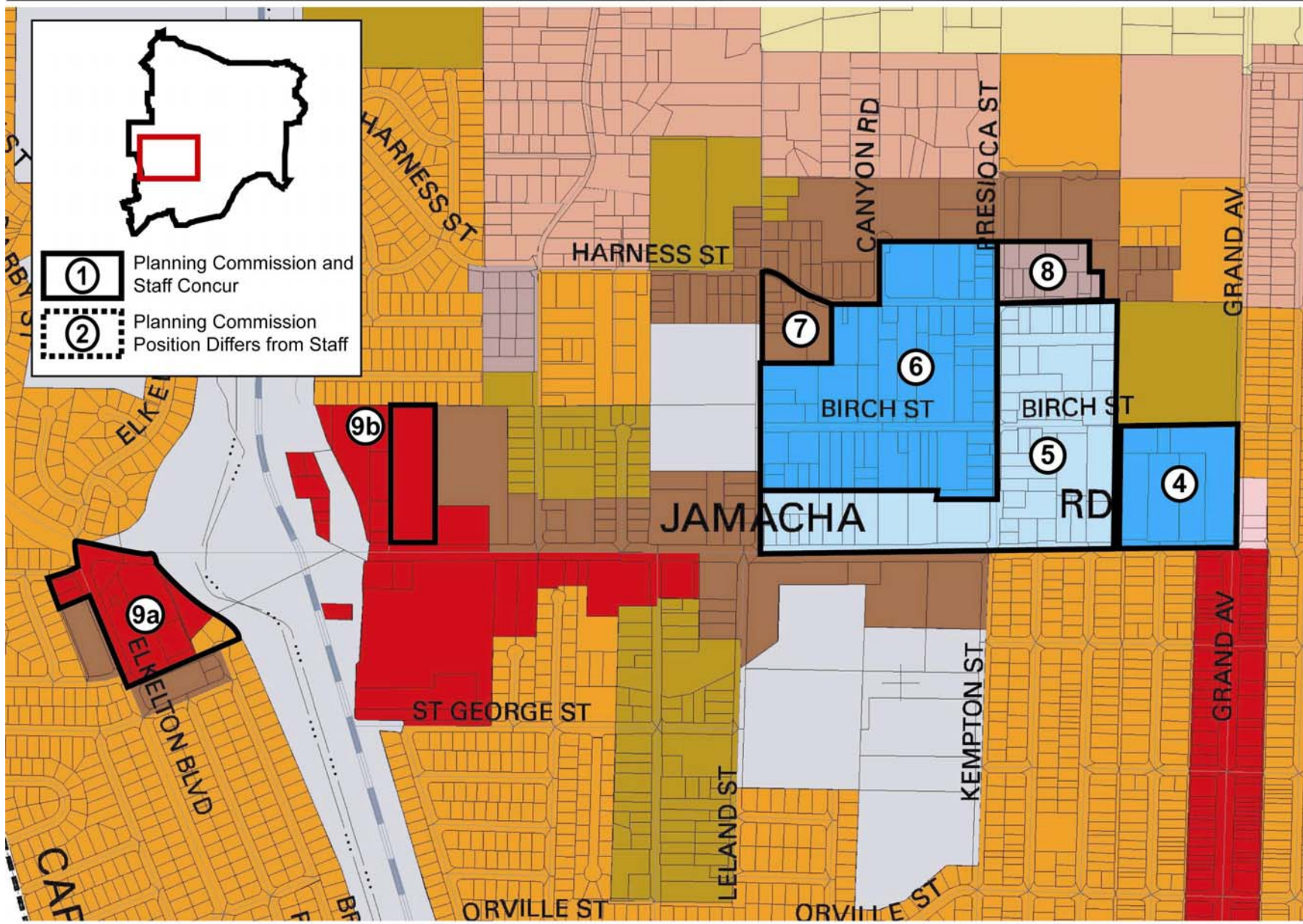


Spring Valley (Bancroft Drive Corridor)

#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff / Planning Commission	CPG/CSG	Owner(s)		
1	<p><u>Staff</u> (I-1) Limited Impact Industrial</p> <p><u>Planning Commission</u> Concur with staff</p>	(I-1) Limited Impact Industrial	No recommendation submitted	<p><i>Total Area:</i> Approx. 23 acres</p> <p><i>Current Use:</i> Mix of light industrial uses</p> <p><i>Existing GP:</i> (14) Service Commercial</p>	<ul style="list-style-type: none"> Existing commercial/industrial corridor located on the west and east side of Bancroft Drive, a Circulation Element Road with direct access to Highway 94 Recognizes existing commercial/ industrial uses with minimal incompatible land use impacts to adjacent residential neighborhoods Existing uses, with certain exceptions, are primarily located within enclosed buildings or fenced areas Staff supports Planning Group recommendation
2	<p><u>Staff</u> (C-1) General Commercial</p> <p><u>Planning Commission</u> Concur with staff</p>	(C-1) General Commercial	No recommendation submitted	<p><i>Total Area:</i> Approx. 4 acres</p> <p><i>Current Use:</i> Mix of General Commercial uses</p> <p><i>Existing GP:</i> (14) Service Commercial</p>	<ul style="list-style-type: none"> Existing commercial area with direct access to Highway 94 via Bancroft Drive Recognizes existing commercial businesses with minimal incompatible land use impacts to adjacent residential neighborhoods Various commercial businesses including auto repair, fast food restaurant, and a gas station/mini-mart Staff supports Planning Group recommendation

#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff / Planning Commission	CPG/CSG	Owner(s)		
3	<p><u>Staff</u> (I-2) Medium Impact Industrial</p> <p><u>Planning Commission</u> Concur with staff</p>	(I-2) Medium Impact Industrial	No recommendation submitted	<p><i>Total Area:</i> 29.5 acres</p> <p><i>Current Use:</i> Mix of service commercial and industrial uses</p> <p><i>Existing GP:</i> (16) General Impact Industrial</p>	<ul style="list-style-type: none"> Existing, large commercial/ industrial district located east of the intersection of Bancroft Drive and Olive Drive. The area has direct access to Highway 94 via Bancroft Drive Recognizes existing service commercial/industrial uses with minimal land use impacts to adjacent residential neighborhoods Mixture of automotive services (including large truck storage and repair), construction equipment storage (outdoor) wholesaling and service commercial uses Consistent with industrial location criteria Staff supports Planning Group recommendation

Spring Valley (Jamacha Road)

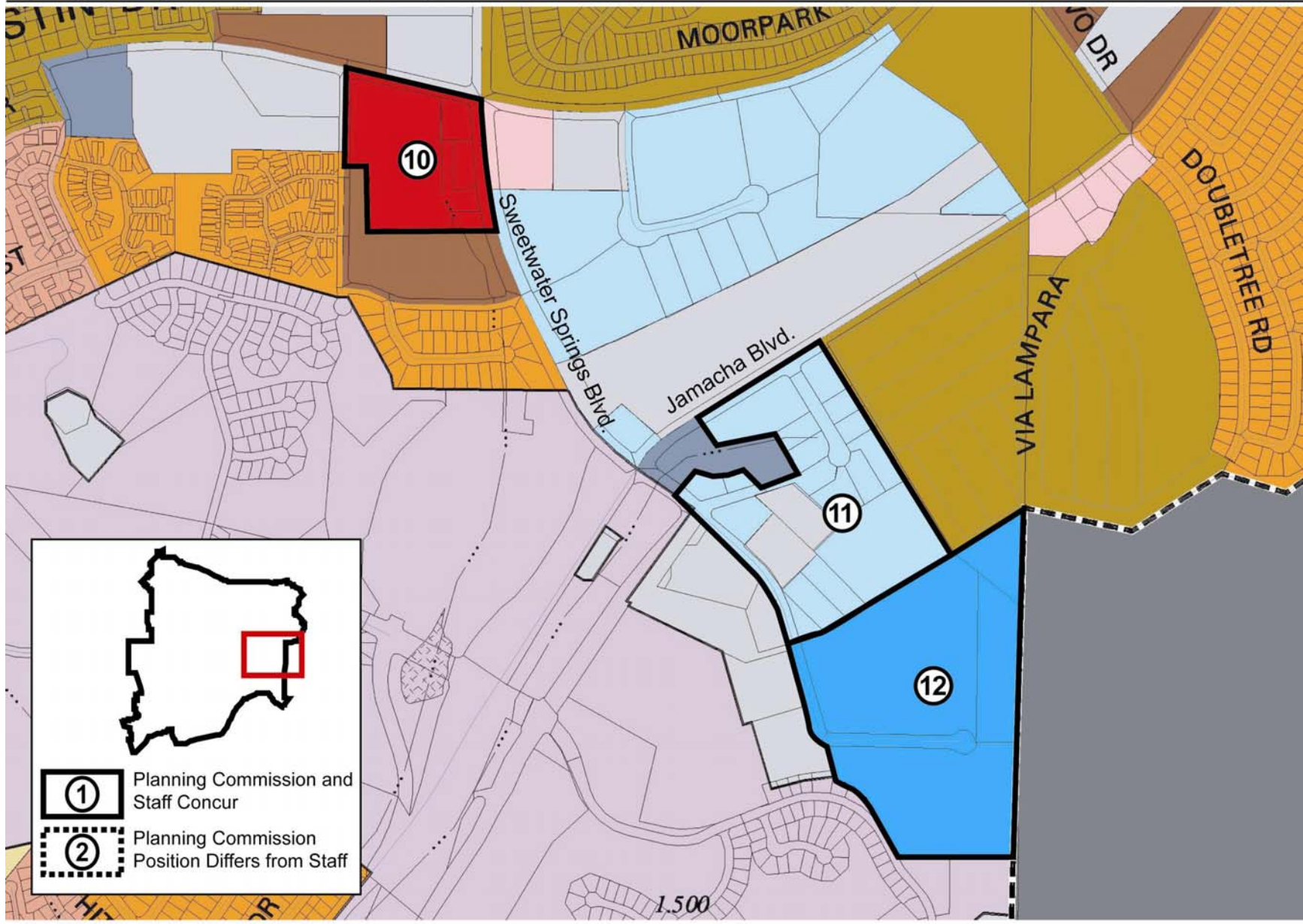


#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff / Planning Commission	CPG/CSG	Owner(s)		
4	<p><u>Staff</u> (I-2) Medium Impact Industrial</p> <p><u>Planning Commission</u> Concur with staff</p>	(I-1) Limited Impact Industrial	No recommendation submitted	<p>Total Area: 9.4 acres</p> <p>Current Use: Existing heavy industrial uses</p> <p>Existing GP: (15) Limited Impact Industrial (16) General Impact Industrial</p>	<ul style="list-style-type: none"> Area is located northwest of the intersection of Jamacha Road and Grand Avenue. The area has direct access to Jamacha Road, classified as Collector Road on the Circulation Element Recognizes existing, large industrial district characterized by heavy industrial uses (with outdoor storage). Uses include a steel fabrication plant, move on housing storage yard, construction equipment storage and industrial warehouses Consistent with industrial location criteria
5	<p><u>Staff</u> (I-1) Limited Impact Industrial</p> <p><u>Planning Commission</u> Concur with staff</p>	(I-1) Limited Impact Industrial	No recommendation submitted	<p>Total Area: 28 acres</p> <p>Current Use: Various service commercial/ light industrial uses</p> <p>Existing GP: (15) Limited Impact Industrial (16) General Impact Industrial</p>	<ul style="list-style-type: none"> Area is located on the north side of Jamacha Road and the east side of Presioca Street with direct access to Jamacha Road, classified as Collector Road on the Circulation Element Recognizes existing mixture of service commercial and light industrial uses, with minimal impact to adjacent residential neighborhoods. Uses include automotive service shops, self storage facility, and construction equipment storage yards Consistent with industrial location criteria Staff supports Planning Group recommendation

#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff / Planning Commission	CPG/CSG	Owner(s)		
6	<p><u>Staff</u> (I-2) Medium Impact Industrial</p> <p><u>Planning Commission</u> Concur with staff</p>	(I-2) Medium Impact Industrial	No recommendation submitted	<p><i>Total Area:</i> 29.86 acres</p> <p><i>Current Use:</i> Various heavy commercial/industrial uses</p> <p><i>Existing GP:</i> (16) General Impact Industrial</p>	<ul style="list-style-type: none"> Area is located between Sweetwater Lane and Presioca Street, with direct access to Jamacha Road, classified as Collector Road on the Circulation Element Recognizes an established heavy commercial/industrial district with various outdoor storage uses) with minimal land use impacts to adjacent residential neighborhoods Consistent with industrial location criteria Staff supports Planning Group recommendation
7	<p><u>Staff</u> (VR-24) Village Residential</p> <p><u>Planning Commission</u> Concur with staff</p>	(VR-24) Village Residential	No recommendation submitted	<p><i>Total Area:</i> 3.5 acres</p> <p><i>Current Use:</i> Single and multi-family residential neighborhood</p> <p><i>Existing GP:</i> (15) Limited Impact Industrial</p>	<ul style="list-style-type: none"> Area is located southeast of the intersection of Harness Street and Sweetwater Lane Reflects existing residential use Consistent with community development model Staff supports Planning Group recommendation

#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff / Planning Commission	CPG/CSG	Owner(s)		
8	<p><u>Staff</u> (VR-10.9) Village Residential</p> <p><u>Planning Commission</u> Concur with staff</p>	(VR-10.9) Village Residential	No recommendation submitted	<p><i>Total Area:</i> 3.5 acres</p> <p><i>Current Use:</i> Single family and multi-family residential</p> <p><i>Existing GP:</i> (15) Limited Impact Industrial</p>	<ul style="list-style-type: none"> Area is located at the northeast intersection of Presioca Street and Harness Street, with direct access to Jamacha Road, classified as Collector Road on the Circulation Element Reflects existing multi-family residential neighborhood (condominium and apartment complexes) Consistent with community development model Staff supports Planning Group recommendation
9 a-b	<p><u>Staff</u> (C-1) General Commercial</p> <p>(VR-7.3) Village Residential</p> <p><u>Planning Commission</u> Concur with staff</p>	<p>(C-1) General Commercial</p> <p>(VR-7.3) Village Residential</p>	No recommendation submitted	<p><i>Total Area:</i> 11 acres</p> <p><i>Current Use:</i> Commercial with a small area of residential</p> <p><i>Existing GP:</i> (14) Service Commercial</p>	<ul style="list-style-type: none"> Change to area west of State Route 125 reflects existing commercial strip center Designation on three single family residential parcels adjacent to commercial center changed to Village Residential to reflect existing residential use Single parcel on east side of State Route 125 is nearly surrounded by General Commercial and residential uses

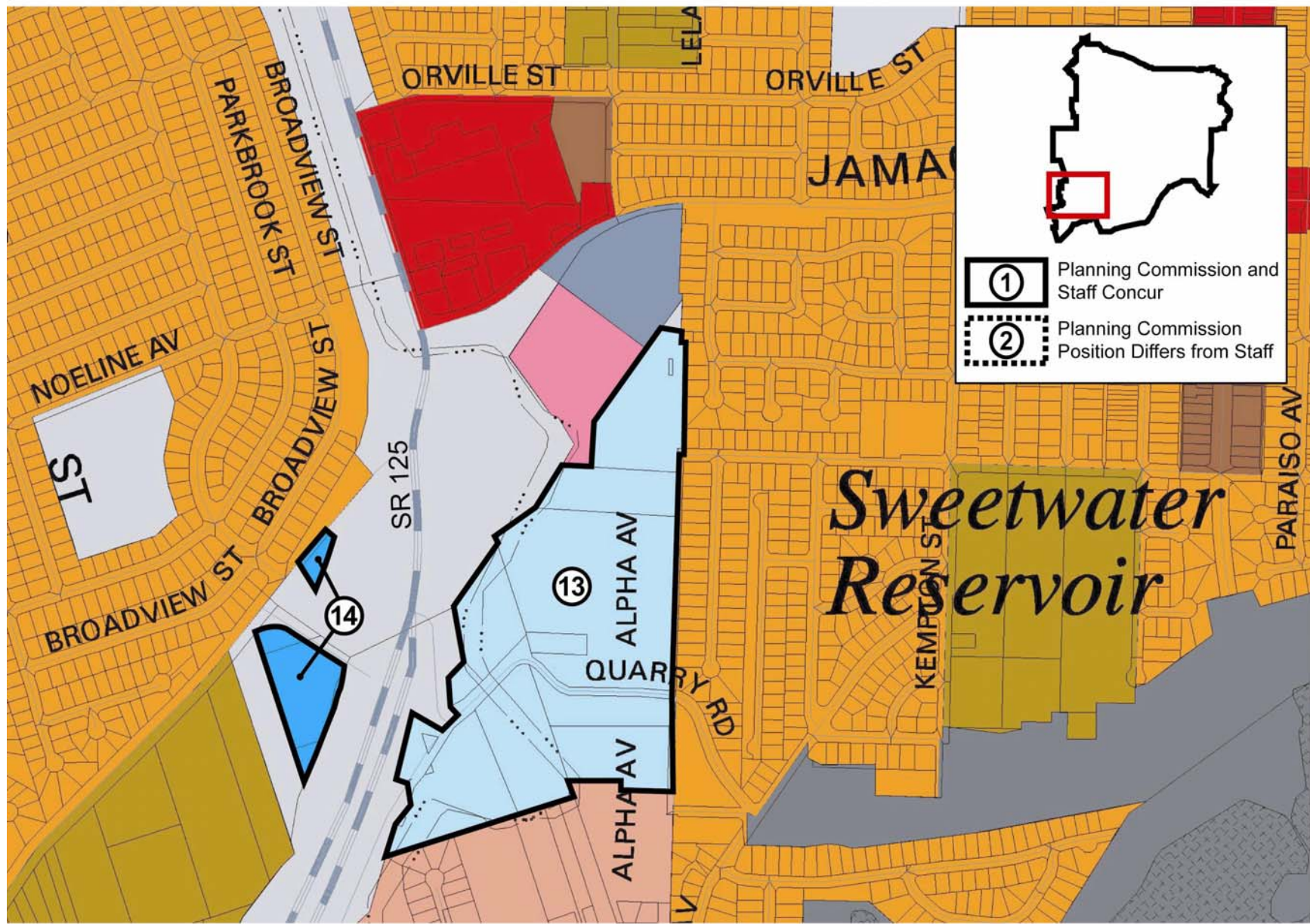
Spring Valley (Sweetwater Springs Blvd/Jamacha Blvd)



#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff / Planning Commission	CPG/CSG	Owner(s)		
10	<p><u>Staff</u> (C-1) General Commercial</p> <p><u>Planning Commission</u> Concur with staff</p>	(C-1) General Commercial	(C-1) General Commercial (Lamden Family Trust)	<p><i>Total Area:</i> 10.5 acres</p> <p><i>Current Use:</i> Existing community shopping center</p> <p><i>Existing GP:</i> (12) Neighborhood Commercial</p>	<ul style="list-style-type: none"> • Site is located at the southwest intersection of Sweetwater Springs Blvd. and Austin Drive. Both are Circulation Element Roads with direct access to Highway 94 • The General Commercial Land Use Designation is consistent with the existing C36 (General Commercial) zone and existing commercial uses • A mixed use zone (commercial/residential) will provide an opportunity for residential development to be regulated by community specific zoning criteria • The residential component of the mixed use zone is consistent with existing, adjacent residential development and will provide a buffer between residential development and commercial uses • Consistent with the community development model • Staff supports the Planning group recommendation

#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff / Planning Commission	CPG/CSG	Owner(s)		
11	<p><u>Staff</u> (I-1) Limited Impact Industrial</p> <p><u>Planning Commission</u> Concur with staff</p>	(I-1) Limited Impact Industrial	No recommendation submitted	<p><i>Total Area:</i> 19 acres</p> <p><i>Current Use:</i> Existing industrial park</p> <p><i>Existing GP:</i> (16) General Impact Industrial</p>	<ul style="list-style-type: none"> Area has direct access to Jamacha Blvd. classified as Expressway on the Circulation Element Recognizes existing light industrial uses (primarily enclosed) with minimal impacts to adjacent residential neighborhoods – provides a buffer to adjacent residential uses Recognizes existing industrial park nearly built-out (primarily enclosed businesses) Consistent with the community development model Staff supports Planning Group recommendation
12	<p><u>Staff</u> (I-2) Medium Impact Industrial</p> <p><u>Planning Commission</u> Concur with staff</p>	(I-2) Medium Impact Industrial	No recommendation submitted	<p><i>Total Area:</i> 32.56 acres</p> <p><i>Current Use:</i> Existing Industrial/ manufacturing park</p> <p><i>Existing GP:</i> (16) General Impact Industrial</p>	<ul style="list-style-type: none"> The area has direct access to Jamacha Blvd. classified an Expressway on the Circulation Element Recognizes existing, large acreage industrial uses (components fabrication/ warehouse facilities, with associated truck storage) with minimal land use impacts to adjacent residential neighborhoods Provides an appropriate General Plan Designation for a large established industrial park that provides employment opportunities for the community Staff supports the Planning Group recommendation

Spring Valley (State Route 125)



#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff / Planning Commission	CPG/CSG	Owner(s)		
13	<p><u>Staff</u> (I-1) Limited Impact Industrial</p> <p><u>Planning Commission</u> Concur with staff</p>	Unspecified Residential Land Use Designation	No recommendation submitted	<p><i>Total Area:</i> 44 acres</p> <p><i>Current Use:</i> Swap Meet, self-storage facility, equipment storage yard</p> <p><i>Existing GP:</i> (15) Limited Impact Industrial</p>	<ul style="list-style-type: none"> • Large area located east of State Route 125, south of Jamacha Blvd • The area has direct access to State Route 125 via Quarry Road • The majority of the area (currently occupied by the swap meet) is paved. The area is highly disturbed with little or no environmental significance • The majority of the paved area is adjacent to and below the right-of-way for the State Route 125 (noise impacts are a major issue) • The area is currently under utilized and would be more appropriate for light manufacturing, processing or assembly type uses
14	<p><u>Staff</u> (I-2) Medium-Impact Industrial</p> <p><u>Planning Commission</u> Concur with staff</p>	(I-2) Medium-Impact Industrial	No recommendation submitted	<p><i>Total Area:</i> 1 acre</p> <p><i>Current Use:</i> Undeveloped and open construction storage yard</p> <p><i>Existing GP:</i> (16) General Impact Industrial</p>	<ul style="list-style-type: none"> • Two separate parcels located west of and adjacent to the right-of-way for State Route 125 • One parcel is vacant; the other parcel contains an outdoor storage and construction equipment yard • Staff supports Planning Group recommendation

Sweetwater

Overview

There are no increases in commercial, office or industrial lands within this Planning Area as the community is built-out, and a majority of the commercial needs are served by neighboring jurisdictions.

Key Issues

Commercial, industrial and office needs are primarily met by adjacent jurisdictions (Chula Vista and National City).

Planning Group Direction

One commercial request submitted to modify proposed residential to General Commercial. Planning Group voted to maintain a residential designation due to similar adjacent uses (residential) and to reduce further impacts to Bonita Road. *(Property owner may now be in favor of residential designation.)*

Additional Staff Analysis/ Recommendations

Staff supports Planning Group direction.

Planning Commission Recommendations

The Planning Commission concurs with staff's recommendations.

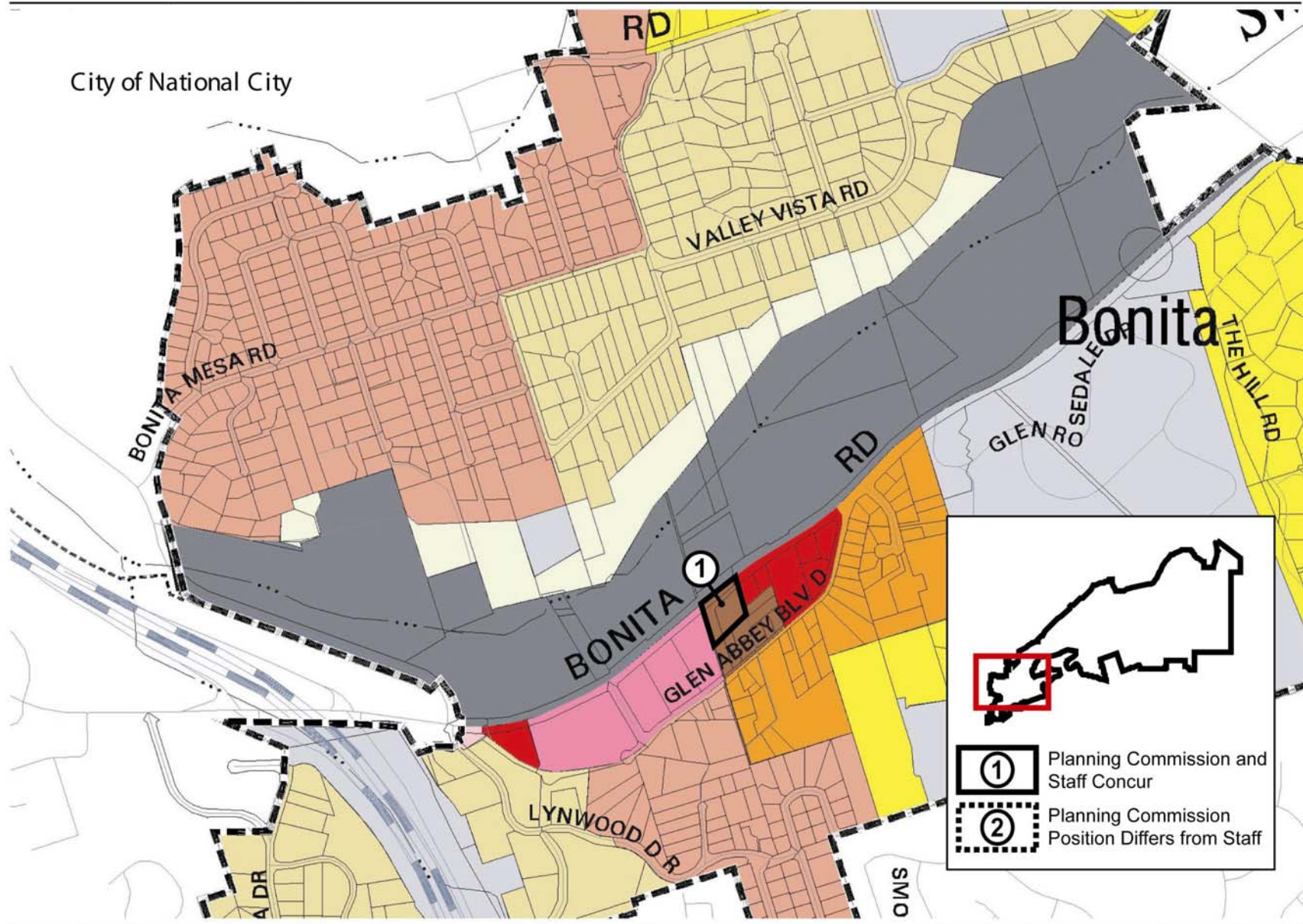
ERA Needs Analysis *(all numbers in gross acres)*

	<i>Projected Demand</i>	<i>Existing General Plan</i>	<i>Surplus/ (Deficit)</i>	<i>Proposed General Plan</i>	<i>Surplus/ (Deficit)</i>
Commercial	35	33	(2)	33	(2)
Industrial	13	0	(13)	0	(13)
Office	10	15	5	15	5

Note: All numbers are rounded to the nearest whole number.

Source: Economics Research Associates, County of San Diego

Sweetwater (portion of)



#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff / Planning Commission	CPG/CSG	Owner(s)		
1	<u>Staff</u> (VR-24) Village Residential <u>Planning Commission</u> Concur with staff	(VR-24) Village Residential	(C-1) General Commercial (Keubler; Green)	<i>Total Area:</i> 1.44 acres <i>Current Use:</i> Undeveloped <i>Existing GP:</i> (5) Residential	<ul style="list-style-type: none"> • Compatible with adjacent land use of higher density and single family residential • Desire to alleviate further traffic congestion and curb-cuts along Bonita Road which may result with General Commercial development

Valle de Oro

Overview

The community is largely built-out. Much of the commercial land is included in specific plans and not shown as a commercial general plan designation. The industrial needs are met in neighboring cities and unincorporated communities. The industrial land for this community was originally assigned in the community of Spring Valley before the communities were separated into two Planning Areas.

Key Issues

The community is largely built-out.

Planning Group Direction

- No changes to the existing General Plan except to correct errors (make compatible with zoning) or recognize changes necessitated by the deletion of the Service Commercial designation
- Change the area previously designated Service Commercial to Limited Impact Industrial

Additional Staff Analysis/ Recommendations

Staff supports Planning Group direction. Additional commercial and industrial uses are not proposed.

Planning Commission Recommendations

The Planning Commission concurs with staff's recommendations.

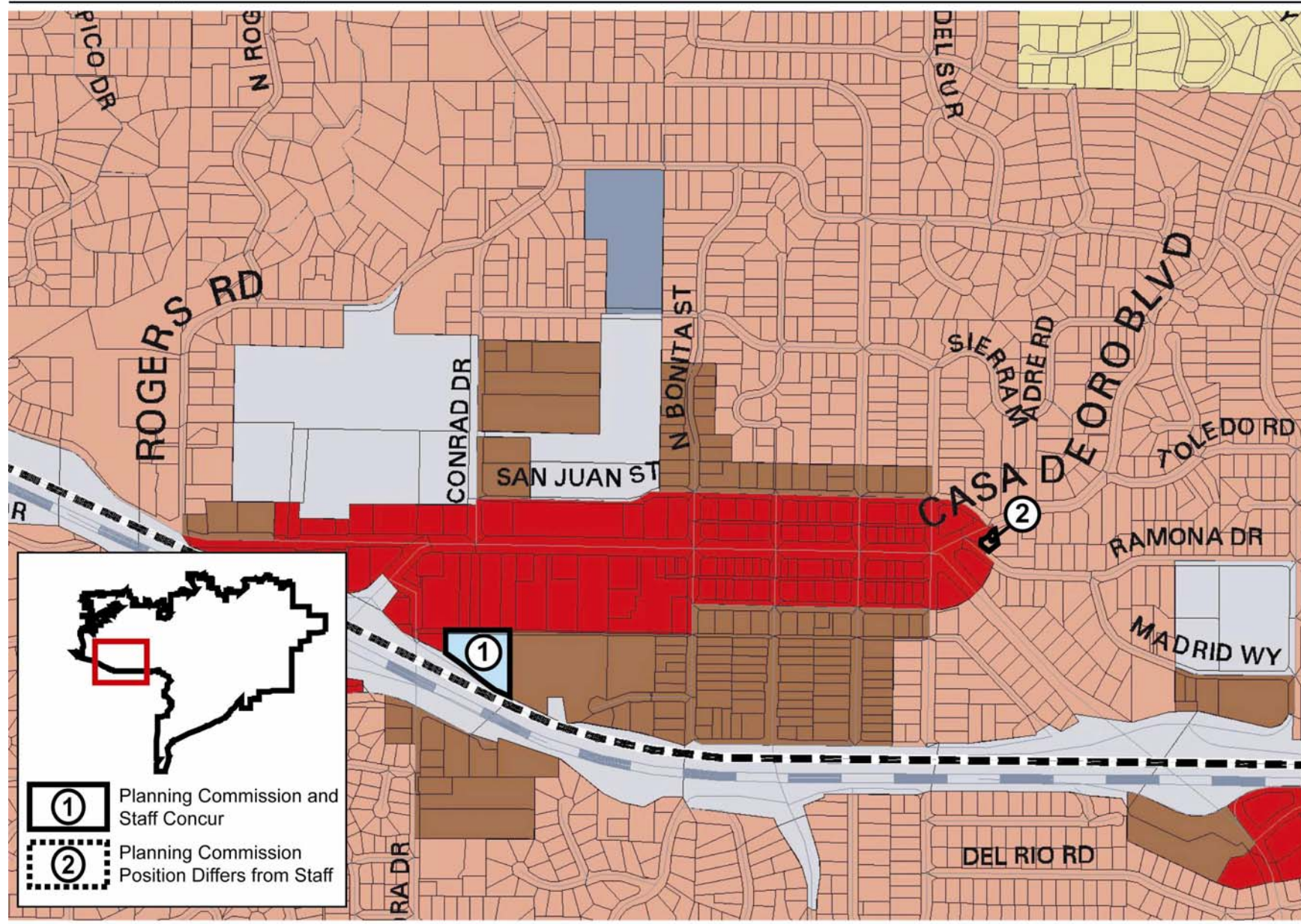
ERA Needs Analysis (all numbers in gross acres)

	<i>Projected Demand</i>	<i>Existing General Plan</i>	<i>Surplus/ (Deficit)</i>	<i>Proposed General Plan</i>	<i>Surplus/ (Deficit)</i>
Commercial	110	236	126	236	126
Industrial	37	2	(35)	2	(35)
Office	23	35	12	35	12

Note: All numbers are rounded to the nearest whole number.

Source: Economics Research Associates, County of San Diego

Valle de Oro (portion of)



#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff / Planning Commission	CPG/CSG	Owner		
1	<u>Staff</u> (I-1) Limited Impact Industrial <u>Planning Commission</u> Concur with staff	(I-1) Limited Impact Industrial	No recommendation submitted	<i>Total Area:</i> 2 acres <i>Current Use:</i> Industrial (banjo factory) <i>Existing GP:</i> (14) Service Commercial	<ul style="list-style-type: none"> • Elimination of Service Commercial designation necessitated change • Recognition of existing uses • Staff supports the Planning Group recommendation
2	<u>Staff</u> (VR-4.3) Village Residential <u>Planning Commission</u> Concur with staff	(VR-4.3) Village Residential	(13) General Commercial (Kelsen)	<i>Total Area:</i> Less than ½ acre <i>Current Use:</i> Old fire station and outside storage <i>Existing GP:</i> (13) General Commercial	<ul style="list-style-type: none"> • The Planning Group has requested a change to the designation to correct a mapping error. The new designation should recognize the existing zone • Existing Zoning is RS-4 (single family residential – 4.3du/acre) • Adjacent to other residential uses • Staff supports the Planning Group recommendation